

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING AGENDA
CITY COUNCIL CHAMBERS
TUESDAY, MAY 09, 2023 at 6:30 PM



Notice is hereby given that the South Jordan City Planning Commission will hold a Planning Commission Meeting on Tuesday, May 09, 2023, in the City Council Chambers, located at 1600 W. Towne Center Drive, South Jordan, Utah with an electronic option via Zoom phone and video conferencing. Persons with disabilities who may need assistance should contact the City Recorder at least 24 hours prior to this meeting.

In addition to in-person attendance, individuals may join via phone or video, using Zoom. Note, attendees joining virtually may make public comments through video conferencing, and participant must have their video on and working to speak. Attendees who wish to present photos or documents to the Planning Commission must attend in person. Those who join via phone may listen, but not comment.

In the event the electronic portion of the meeting is disrupted in any way that the City in its sole discretion deems inappropriate, the City reserves the right to immediately remove the individual(s) from the meeting and, if needed, end virtual access to the meeting. Reasons for removing an individual or ending virtual access to the meeting include but are not limited to the posting of offensive pictures, remarks, or making offensive statements, disrespectful statements, or actions, and other any action deemed inappropriate.

Ability to participate virtually is dependent on an individual's internet connection. To ensure comments are received regardless of technical issues, please have them submitted in writing to City Planner, Greg Schindler, at gschindler@sjc.utah.gov by 3:00 p.m. on the day of the meeting.

Instructions on how to join the meeting virtually are below.

Join South Jordan Planning Commission Electronic Meeting May 09, 2023 at 6:30 p.m.

- Join on any device that has internet capability.
- Zoom link, Meeting ID and Meeting Password will be provided 24 hours prior to meeting start time.
- Zoom instructions are posted <https://www.sjc.utah.gov/254/Planning-Commission>

THE MEETING WILL BEGIN AT 6:30 P.M. AND THE AGENDA IS AS FOLLOWS:

- A. **WELCOME AND ROLL CALL – Commission Chair Michele Hollist**
- B. **MOTION TO APPROVE AGENDA**
- C. **APPROVAL OF THE MINUTES**
 - [C.1.](#) April 25, 2023 Planning Commission Meeting Minutes
- D. **STAFF BUSINESS**
- E. **COMMENTS FROM PLANNING COMMISSION MEMBERS**
- F. **SUMMARY ACTION**
- G. **ACTION**

H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. FULLMER LEGACY CENTER SITE PLAN AND CONDITIONAL USE PERMIT

Address: 10960 S. Park Rd

File No: PLSR202300014, PLCUP202300015

Applicant: Philip Haderlie, VCBO Architecture

I. LEGISLATIVE PUBLIC HEARINGS

I.1. SJC TOWNHOMES @ REDWOOD REZONE, REZONE FROM A-5 AND R2.5 TO R-M-PD ZONE

Address: 11147 S. Redwood Rd

File No: PLZBA201900236

Applicant: Brian Adams, Civil Science Inc.

J. OTHER BUSINESS

ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)

: §

COUNTY OF SALT LAKE)

I, Cindy Valdez, certify that I am the duly appointed City Deputy Recorder of South Jordan City, State of Utah, and that the foregoing Planning Commission Agenda was faxed or emailed to the media at least 24 hours prior to such meeting, specifically the Deseret News, Salt Lake Tribune and the South Valley Journal. The Agenda was also posted at City Hall, on the City's website www.sjc.utah.gov and on the Utah Public Notice Website www.pmn.utah.gov.

Dated this 4th day of May, 2023.

Cindy Valdez

South Jordan City Deputy Recorder

**CITY OF SOUTH JORDAN
ELECTRONIC
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
April 25, 2023**

Present: Commissioner Michele Hollist, Commissioner Nathan Gedge, Commissioner Steven Catmull, Commissioner Trevor Darby, Commissioner Laurel Bevans, Deputy City Engineer Jeremy Nielson, Assistant City Attorney Greg Simonsen, City Planner Greg Schindler, Deputy City Recorder Cindy Valdez, Senior IS Tech Phill Brown, GIS Coordinator Matt Jarman, Meeting Transcriptionist Diana Baun, Planner Andrew McDonald, Planner Damir Drozdek

Others: Jory Walker, Brent & Lori Hona, Lucynthia Rockwood, Mike Carlton, Chase Andrizzi, Jan Criner, Calmoor Robbins, Kurt Feeder, Don Reese

Absent: Commissioner Aaron Starks

6:32 P.M.
REGULAR MEETING

A. WELCOME AND ROLL CALL – Chair Michele Hollist

Commissioner Michele Hollist welcomed everyone to the Electronic Planning Commission Meeting and excused Commissioner Aaron Starks who was unable to attend.

B. MOTION TO APPROVE AGENDA

Commissioner Gedge motioned to approve tonight's agenda as published. Chair Hollist seconded the motion; vote was unanimous in favor. Commissioner Starks was absent from the vote.

C. APPROVAL OF THE MINUTES

C.1. April 11, 2023 Planning Commission Meeting Minutes

Commissioner Darby motioned to approve the April 11, 2023 Planning Commission Meeting Minutes as published. Chair Hollist seconded the motion; vote was unanimous in favor. Commissioner Starks was absent from the vote.

D. STAFF BUSINESS - None

E. COMMENTS FROM PLANNING COMMISSION MEMBERS

Commissioner Trevor Darby gave a brief review of the last City Council study session and meeting from April 18, 2023.

Commissioner Nathan Gedge mentioned that he has served on CDBG committees in other cities, and that our city does not currently have an optional representative from the planning commission. He noted that the process is very interesting and encouraged the commissioners to share the program with any charities they might be aware of so they can apply for those grants.

F. SUMMARY ACTION - None

G. ACTION - None

H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. SOJO 2700 SUBDIVISION, PRELIMINARY SUBDIVISION PLAT

Address: 10216 S. 2700 W.

File No.: PLPP202200204

Applicant: Dan Scarlet

Planner Andrew McDonald reviewed background information from the Staff Report.

Chair Michele Hollist asked if the other long, narrow properties along 2700 West nearby have a setup to allow them to become flag lots as well.

Planner McDonald said they appear to be too long and narrow for that without obtaining a neighboring property.

Jory Walker (Applicant) – noted that Dan is out of the country and asked Mr. Walker to represent him tonight.

Commissioner Laurel Bevans asked if the house had already been taken down.

Mr. Walker responded that yes, the home had already been removed. There were a lot of Chinese Elms in bad repair and the home was rundown, so they cleared the property and worked with the neighbor on the farmland to figure out the drainage easements.

Chair Hollist opened the public hearing for comments. There were no comments and the hearing was closed.

Commissioner Gedge motioned to approve File No. PLPP202200204, Preliminary Subdivision Plat. Chair Hollist seconded the motion. Roll Call Vote was 5-0, unanimous in favor. Commissioner Starks was absent from the vote.

H.2. RISE SUBDIVISION PRELIMINARY SUBDIVISION PLAT

Address: 10657 S. 1055 W.
File No.: PLPP202200218
Applicant: Andy Welch, DAI Utah

Planner Damir Drozdek reviewed background information from the Staff Report.

Commissioner Nathan Gedge asked for more details about the 9 foot retaining walls mentioned in the Staff Report.

Planner Drozdek showed on the map where those would be located.

Commissioner Gedge asked staff who approves the materials for those retaining walls and ensures they are fully inspected for the safety of the public.

Deputy City Engineer Jeremy Nielson responded that the builder will need a building permit, which will be done through the building permit process, and it will be designed by a professional geotechnical engineer. After that, it will be inspected by our building department, but it is also his understanding that those will be private walls.

Commissioner Gedge asked to clarify that tonight they are only hearing a preliminary subdivision plat, and rezone and general use was forwarded and approved by the city council already with a development agreement executed. He wants to make sure that tonight they are not looking at the issues presented in previous meetings like density and the historic status of the road.

Planner Drozdek responded that yes, the project being presented tonight is strictly to ensure the project, as presented, meets the city code requirements.

Commissioner Laurel Bevans asked about the two retention ponds in front of the buildings, and whether that will be usable space for the residents.

Planner Drozdek responded that he doesn't believe those retention ponds are going to be usable space, as they are only a few feet deep.

Commissioner Bevans asked if there are any concerns of kids injuring themselves near the retention ponds.

Planner Drozdek responded that he does not have any concerns about kids injuring themselves on the retention pond areas.

Chase Andrizzi (Applicant) is here on behalf of the applicant, who is in the audience as well. He wanted to add, regarding the fencing, that they have worked with staff and the property owner to the south to ensure there is appropriate fencing. To mitigate the apparent height of the fence they have chosen to install a retaining wall to the south, which is shown in the Staff Report and indicates it will be about 8 feet at the highest point. Instead of having a precast fence on top

of that retaining wall, they will install a fall protection fence that mitigates the height. On the north end there will be a tiered retaining wall, and on top of that at the existing grade of the property there will be a precast fence.

Chair Michele Hollist asked to confirm that these will all be rental properties, and if the Rise Development will be overseeing those rentals.

Mr. Andrizzi responded that they will all be rentals, and that there will be a private property management group who will manage everything including the facilities and maintenance for all of the buildings.

Chair Hollist asked if there was a pathway discussed in the development agreement in regards to making these units for sale in the future.

Mr. Andrizzi noted that wasn't addressed in the agreement, but it is something they have done in the past. The current plan is to have them for rent, but they wouldn't take that option off the table if the market conditions were right and things worked out.

Planner Drozdek said for that to happen in the future, they would have to subdivide with each unit becoming its own parcel.

Commissioner Gedge noted that staff included three stipulations in their recommendations, and he asked if the applicant was agreeable to those stipulations.

Mr. Andrizzi said that those issues had been worked out with the planning department. One of those was the right of way dedication along 1055 W, and they have a single family lot there which failed to include that right of way dedication on the original plat. Their engineering department has updated that and it will be included in the final plat. He also noted that the 10 foot PUE will be indicated along that same single family lot, and they have worked with the land owners to the south to enter into a private agreement whereby they will dedicate a portion of the road along River Stone to bring that full right of way width to 62 feet. Subsequent to the private agreement they have amended that road dedication plat to ensure they have the 62 feet right of way on that road.

Commissioner Steven Catmull asked about the pedestrian connection to the office park, and whether that will be ADA accessible.

Mr. Andrizzi responded that there will be two accesses, one being a trail they have planned on the north end at the northeast corner; that access will be a little bit steeper. There is also trail access on the south end through the pedestrian sidewalk to the trail that would allow wheelchair access.

Commissioner Bevans said she asked about the garages at the last hearing, but the renderings were still showing single car garages. She asked to confirm that there are in fact no single car garages.

Mr. Andrizzi responded that she is correct, there are no single car garages.

Commissioner Bevans noted that there are 154 units, 308 garage stalls, but only 240 driveways. She asked if that means the private alleyway units have no driveways.

Mr. Andrizzi responded that yes, some of those only have aprons, and there is additional off street parking provided for those.

Commissioner Bevans asked for the number of units in Phase 1 versus Phase 2.

Mr. Andrizzi wasn't sure of the exact count, but offered to get back to her with those numbers.

Commissioner Bevans indicated that her question had to do with the development agreement specifying that the developer has to start the amenities when they hit building permits for 30 units. She then asked if they anticipate any residents moving in prior to the completion of those amenities, or if they will be worked in throughout the process.

Mr. Andrizzi said there may be one or two buildings that are complete before the amenities are completed, but in similarly sized projects they've done in the past the amenities are usually finished before half move in.

Planner Drozdek added that on the plat he sees 14 buildings in Phase 1 and 23 buildings in Phase 2, with multiple units in each building.

Chair Michele Hollist opened the public hearing for comments. She noted that there was a public comment received prior to the meeting from Jessica Hamilton (Attachment A), and that the commissioners saw and reviewed her comment.

Don Reese (Resident) – I have two concerns tonight, I just want to reiterate to make sure we are on the same page. On the north end of the subdivision of the Rise Development there is an access road coming off 1055 W. I want to make sure that is designated as a one way road, and the second question for the developer is what the width of that road is.

Kurt Feedler (Resident) – I have a couple of concerns, and probably a couple of questions. If you go past the Wyngate apartments, there are about 20 cars that are always parking on the park side of the street, that belong to the people in the apartments. Then, there is probably another 6-7 cars that park in front of The Garden. I am wondering if the parking that is made available in this development, if you have considered the amount of parking places that are available there and have taken into consideration that you might have 2-3 cars per unit; if the parking allowed here is going to cover that. The second question I have is, on the west side of this development where the road empties out in to 1055 W, there are no sidewalks, there is no curb and gutter. If you have people from 142 units walking in and out of there with no sidewalks, in my opinion you have got a safety issue. There are a lot of people that walk in the mornings down there and

there's no sidewalks, and it's kind of a narrow road, getting even narrower as you go to the south.

Calmoor Robbins (Resident) - Gave a set of papers to the commissioners (Attachment B). The only thing that I wanted to bring up, that has never been addressed until today's meeting, is the retention wall that will be going up 8 feet, the last time I heard it was 9 feet. Then, there is going to be a slope back taking it up another 7-8 feet. It has been designed and approved, but on the first page of Attachment B it shows the current elevations actually going on to their property as well. It is a very gradual slope in that area, it doesn't go up very much. The next page is actually why they had to raise it, which was the sewer line that does run through the middle of that property. The third page is showing this in reality is going to be a dead end. If the city has approved going up 16 feet in elevation over 20 feet, if they want that road put in, I want the city to understand they are the ones that adjusted this elevation, which is the proof that you have in front of you (Attachment B), and that they are the ones that would be connecting that. I think maybe the reason for actually doing that is because the other exit that exists to the property to the south of them is only 1055 W. I have sensed from the city that they are trying to minimize that impact, this one will block that from happening. It is just an interesting thing that this was not very well presented in any of the other meetings, in fact I think the first time it actually came up was in the city council meeting when they were approving the development agreement. It has been an interesting process not to fully understand that. In fact, when I left that meeting I still didn't understand what was going on, and it was a week later when I happened to run into one of the planners and he explained they need to raise it to get the sewer to go back into that area. It finally registered that they have really got to raise it to make that happen, which they really have, and I just think the city maybe wants to at least say they are abandoning that and realizing that we are going to put a lot more traffic on to 1055 W.

Chair Hollist asked Mr. Robbins if he was asking ultimately, when the road connects to the property to the south, he wants to make sure there is a plan for making it possible for that road to connect.

Mr. Robbins - If they want that connected, I want to ensure that the city is going to do it because they are the ones that approved this change in elevation, and they are the only ones I see that should be willing to take on that cost. Otherwise, it's not going to happen and that's what I'm indicating, that the city has changed it and the traffic is going to go on to 1055 W.

Chair Hollist closed the comments portion of the public hearing.

Planner Drozdek addressed the west to east one way road and that the connection will allow entry to the project from 1055 W, but you will be unable to exit from the project on to 1055 W. The road will be a standard width with concrete barriers to avoid traffic both ways.

Deputy City Engineer Jeremy Nielson noted that this road was designed at the full width with the concrete barriers to allow a two way road to be accommodated if needed in the future.

Chair Hollist asked what would be required for that to happen.

Engineer Nielson responded that process had not been determined yet, but something significant would have to happen in the neighborhood for them to consider it.

Assistant City Attorney Greg Simonsen discussed the PC Zone, and how different it is from the rest of the zones in the city. The purpose of the PD Floating Zone is to allow flexibility in the application of zoning regulations and development provisions of the title, and most of that flexibility is being exercised at the very beginning. Applicants have to come in with a development plan, and the applicant has done that. The development plan has to be part and parcel with the development agreement, and the applicant has done that. However, you look at sub part D, it indicates that the planning director may authorize minor deviations from an approved development plan to resolve conflicting provisions, or when necessary for technical or engineering considerations. Such minor deviations shall not affect the vested right of the PD District and shall not impose increased impacts on surrounding properties. In his interpretation as a junior employee of the city, he looks at that and sees that they have uncovered an engineering issue with this pipe mentioned going through the middle of the subdivision that necessitates a retaining wall at the far end. That was an unforeseen engineering issue, and that may be something the planning director weighs in on. The other issue with the one way street is that the neighbors have made it very clear that in their opinion that is going to affect them if that changes. As he interprets the code here, that will not be allowed to be changed by the planning director, it is something that would probably have to go before the city council to be changed.

Commissioner Bevans shared that the section just discussed was 5.9.2, and it is located on the city's website in the packet available for tonight's meeting.

Chair Hollist addressed the parking, noting that she believes parking was added to ultimately have 4 parking spots per unit.

Planner Drozdek said that parking was reviewed during the zone change, and was put into the agreement. The project currently meets or exceeds city parking requirements.

Chair Hollist asked to be reminded of the sizes of these units.

Mr. Andrizzi noted that wasn't addressed in detail in the development agreement, but the architectural plans presented to the review committee highlight anywhere from 2 bedroom to 4 bedroom units, with some having basements as well. Thirty of those basements will be finished.

Commissioner Gedge asked if with these rental properties there will contractual language indicating the maximum number of vehicles allowed per property if they were to sublet their unit, as well as what types of enforcement mechanisms the property management company will have for that.

Mr. Andrizzi responded that when a tenant comes in they sit down with them and go over all the rules and restrictions. In this instance, these are public roads, so they would be informed of that

and that the city is responsible for enforcing parking there. However, they have included as part of the development agreement that there will be no parking along Riverstone.

Commissioner Gedge asked if there are any limitations for a renter in regards to renting a four bedroom unit, and to have up to 8 single adults with each having their own vehicle.

Mr. Andrizzi responded that they screen for that.

City Planner Greg Schindler added that accessory dwelling units, in any form, are not permitted in this zone. Subletting and having more than four unrelated people in the building would not be allowed by the city code as well.

Planner Drozdek confirmed that the developer is providing funding to the city for improvements along 1055 W on the portion adjacent to their property.

Engineer Nielson said those funds will likely be held in a fund until a larger stretch was to be completed.

Chair Hollist noted that in response to the question of walking along 1055 W, the improvements are planned for but will not be done immediately.

Commissioner Gedge about potential school pick-up locations in the area and the lack of sidewalks or a safe walking route currently.

Engineer Nielson said that will be discussed when coming up with the safe walking route plans, but the school district usually decides on the bus stop locations.

Chair Hollist asked staff to address the retention wall and possible future road connection concerns.

Engineer Nielson responded that on the plat the city is preserving right of way, so a street could be punched through. However, the city also recognizes that may be very challenging because of the site conditions, the sewer location and connection, etc. The intention is not to put an undue burden on whoever develops the parcel to the south, so that will need to be determined in the future if the road ends up being connected.

Chair Hollist asked what the planning commission needs to do to document those concerns brought up, and to ensure that expensive road grading isn't required by the owner to develop that property.

Engineer Nielson said there are already a lot of laws in place protecting the developers from the cities forcing undue burdens on them to develop properties. At this point in time the city will not be forcing this, the road isn't that significant to tie into.

Attorney Simonsen added that they will have to see what happens. They will not be binding the city to a course of action in a planning commission meeting years before this might actually happen. He understands the adjoining property owner's concerns, especially with the big drop off, but he doesn't know that the city can relieve those concerns here tonight.

Commissioner Gedge asked to clarify that when that property to the south develops, even if the road never goes through, Fire will have to sign off on ensuring adequate access to any new development.

Engineer Nielson said that is correct.

Commissioner Trevor Darby said he would think if that property were to be developed it would need additional roads anyways. It would be hard to imagine they could depend on that small access road for their main traffic, so he would assume other roads would be created for fire and other services.

Engineer Nielson said there is a road being stubbed into that parcel, on the east end.

Commissioner Bevans asked staff if this property is being raised up 16 feet from native grade across the whole property, or if it is just the small portions on the edge.

Engineer Nielson said it's difficult to say how much the whole site raises, and it is driven by the depth of that sewer line; currently that sewer is 4 feet deep. They need to add about 3 feet of fill to be able to use that sewer and everything is based on that sewer elevation.

Commissioner Bevans asked what the height of these buildings is going to be, and if that is being measured from native grade, or where the new grade will be.

Planner Drozdek said that the whole property isn't being raised. Along the north boundary it will drop, it will be raised at the south and east end. These buildings will not tower over the existing residential neighbors.

Commissioner Gedge motioned to approve File No. PLPP202200218, Preliminary subdivision plat, with the following stipulations:

- **Right of way along 1055 West to be dedicated as per city standards.**
- **Lot 137 to have a 10 foot PUE, public utility easement, along the front property line.**
- **The remaining piece belonging to the Robbins Family, and pertaining to the Riverstone Way Road dedication be added to the final plat for road dedication.**

Chair Hollist seconded the motion. Roll Call Vote 5-0, unanimous in favor. Commissioner Starks was absent from the vote.

I. LEGISLATIVE PUBLIC HEARINGS

I.1. Text Amendment – City Code § 17.130.050: Planned Development Floating Zone

Assistant City Attorney Greg Simonsen reviewed background information from the Staff Report.

Chair Michele Hollist opened the public hearing for comments. There were no comments and the hearing was closed.

Commissioner Bevans recommended approval of the text amendment to the Planned Development Floating Zone. Chair Hollist seconded the motion. Roll Call Vote was 5-0, unanimous in favor. Commissioner Starks was absent from the vote.

J. OTHER BUSINESS

City Planner Greg Schindler was unsure what might be on the agenda for the next meeting.

Commissioner Nathan Gedge asked about the recent announcement of a potential large stadium downtown, and whether that has any impact on the stadium planned for our town.

Planner Schindler said the Miller Family is still going forward with their plans here in the city, and he has heard rumors that the Miller Family is also involved with the potential larger stadium.

ADJOURNMENT

Chair Hollist motioned to adjourn the April 25, 2023 Planning Commission Meeting. Commissioner Gedge seconded the motion; vote was unanimous in favor. Commissioner Starks was absent from the vote.

The April 25, 2023 Planning Commission Meeting adjourned at 7:38 p.m.

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 05/09/2023

Issue: FULLMER LEGACY CENTER
SITE PLAN AND CONDITIONAL USE PERMIT
Address: 10960 S. Park Rd.
File No: PLSPR202300014
PLCUP202300015
Applicant: Philip Haderlie, VCBO Architecture

Submitted by: Damir Drozdek, Planner III
Shane Greenwood, Supervising Senior Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** application:

- PLSPR202300014 to allow for construction of a new commercial building; and
- PLCUP202300015 to allow for boxing events and training activities within the building with the following condition:
 - That the access and parking agreement is executed and recorded prior to building occupancy.

ACREAGE:	Approximately 2.7 acres
CURRENT ZONE:	OS-P (Open Space - Park) Zone
CURRENT USE:	Part storage area and part parking lot
FUTURE LAND USE PLAN:	OS (Open Space)
NEIGHBORING ZONES/USES:	North – OS-P / City Park
	South – OS-P and A-5 / City Park
	West – A-5 / Equestrian Park
	East – OS-P / City Park

STANDARD OF REVIEW:

All proposed commercial, office, industrial, multi-family dwelling or institutional developments and alterations to existing developments shall meet the site plan review requirements outlined in chapter 16.24 and the requirements of the individual zone in which a development is proposed. All provisions of titles 16 & 17 of the City Code, and other city requirements, shall be met in preparing site plan applications and in designing and constructing the development. The Planning Commission shall receive public comment regarding the site plan and shall approve, approve with conditions or deny the site plan.

CONDITIONAL USE REVIEW:

A use is conditional because it may have unique characteristics that detrimentally affect the zone and therefore are not compatible with other uses in the zone, but could be compatible if certain conditions are required that mitigate the detrimental effect.

To impose a condition on a use, the detrimental effect must be identified and be based on upon substantial evidence, not simply a suspicion or unfounded concern. Any condition must be the least restrictive method to mitigate the detrimental effect.

The Planning Commission shall approve a conditional use permit application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed conditional use in accordance with applicable standards. *See City Code § 17.84.060:A*

The Planning Commission may deny a conditional use permit application if the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards. *See City Code § 17.84.060:B* Further, City Code § 17.84.090 provides:

I. COMPLIANCE AND REVOCATION:

1. A conditional use may be commenced and operated only upon:
 - a. compliance with all conditions of an applicable conditional use permit;
 - b. observance of all requirements of this title relating to maintenance of improvements and conduct of the use or business as approved; and
 - c. compliance with all applicable local, state, and federal laws.
2. A conditional use permit may be revoked by the City Council at any time due to the permittee's failure to commence or operate the conditional use in accordance with the requirements of subsection A of this section.

BACKGROUND:

The Fullmer Legacy Center is proposed to be constructed on property located at 10960 S. Park Rd. The property is owned by Salt Lake County. The center will only lease out the northern part of the County parcel.

The applicant provided the following description of the center and its goals:

Fullmer Legacy Center is a boxing and event center that will be built on Salt Lake County Land near the existing equestrian part to establish the Legacy of the Fullmer Brothers, the nonprofit group Fullmer Legacy Foundation was established in 2018 to memorialize the legacy and good works of brothers Gene, Jay, and Don through the sport of boxing. Our mission has three primary goals:

1. Support Fullmer Boxing programs. For more than three decades, the gym has provided at-risk youth the opportunity to train in the unique sport of boxing and to be part of a broader community that builds strength and resilience. Boxing builds character, self-respect, and lasting leadership skills.
2. Construct the Fullmer Legacy Center. The FLC will become a permanent facility for the Fullmer Boxing Gym, an event space for local, regional, and national amateur boxing tournaments, and a shared community space with South Jordan City and Salt Lake County where individuals of all ages can train and be mentored in physical and mental well-being and meet their own goals of personal transformation and self-discovery.
3. Preserve the Fullmer Legacy. The Fullmer brothers were disciplined and acclaimed professional boxers during the golden age of boxing. Winning or losing, they possessed indomitable yet light-hearted spirits. The FLF is dedicated to instilling the values of hard work and discipline to create stronger, more resilient citizens of our community through wellness in body, mind, and spirit.

“We try to give them goals to live by. We try to get them to do the very best they can. We’re not saying everybody’s going to end up being a champion. But, I can guarantee you, if they keep coming down, they’ll be better kids and they’ll be better citizens—that’s all we can ask.” – Jay Fullmer

The building itself will be a two-story structure that is 31 feet tall at its peak. The exterior finish materials will include concrete masonry unit and pre-finished metal panels. The first floor area will contain a boxing ring and a viewing area with bleachers, in addition to a couple of locker rooms and offices. There will be a running track and a couple of rooms for various activities on the second floor. The middle part of the floor around the track will be open to below.

Parking will be located to the north and south of the building. Because parking to the south of the building is not included in the lease agreement, Salt Lake County and the City will enter into a shared access and parking agreement so the project meets City parking requirements. The parking area to the south of the building site will be restriped as part of the project since the striping in this area is in relatively bad shape. The site will be accessed from Park Rd or 10960 South.

Public improvements include a new sidewalk and parkstrip along the building frontage on Park Rd. A new fire hydrant and a new water meter will be installed to service the building. There is an existing water meter that will be utilized for landscaping around the building. Storm water will be collected in an underground detention basin and then discharged at a controlled rate into the City storm drain system.

An open space area will be located to the west of the building. This area will have turf to allow for various training and sporting activities. The area will also have a track around the turf field. Other landscape areas will have rock mulch with various ground plants and shrubs. A number of trees will be planted around the site. A new chain link fence will be installed around the track and field area. Existing chain link fencing to the west and the south of the track and field area will be preserved. New fencing will be black vinyl coated to match the existing fencing.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- According to the City Code §17.23.150: Conditional Uses in the OS-P sub district include: “Parks and recreational areas, including, but not limited to, playgrounds, athletic fields, golf courses, country clubs, tennis courts, pavilions, dog parks, urban fisheries, and swimming pools.” (Emphasis added.)
- The Architectural Review Committee reviewed the proposed building design on March 29, 2023 and unanimously recommended approval by a vote of 5-0.
- Staff is not able to identify any substantial detrimental effects to the adjacent properties or the general area with the proposed use.

Conclusion:

- The proposed project will meet the requirements of the Subdivision and Development (Title 16) and the Planning and Zoning (Title 17) Codes. The proposed use does not appear to violate any health, safety or welfare standards. Planning staff recommends approval of the project.

Recommendation:

- Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and **approve** the Application, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

ALTERNATIVES:

- Approve an amended Application.
- Deny the Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

- | | |
|------------------|---------------------------------------------|
| • Aerial Map | • Building Elevations and Renderings |
| • Zoning Map | • Floor Plans |
| • Site Plan | • Draft Shared Access and Parking Agreement |
| • Landscape Plan | |



Damir Drozdek, AICP
Planner III, Planning Department



Legend

STREETS

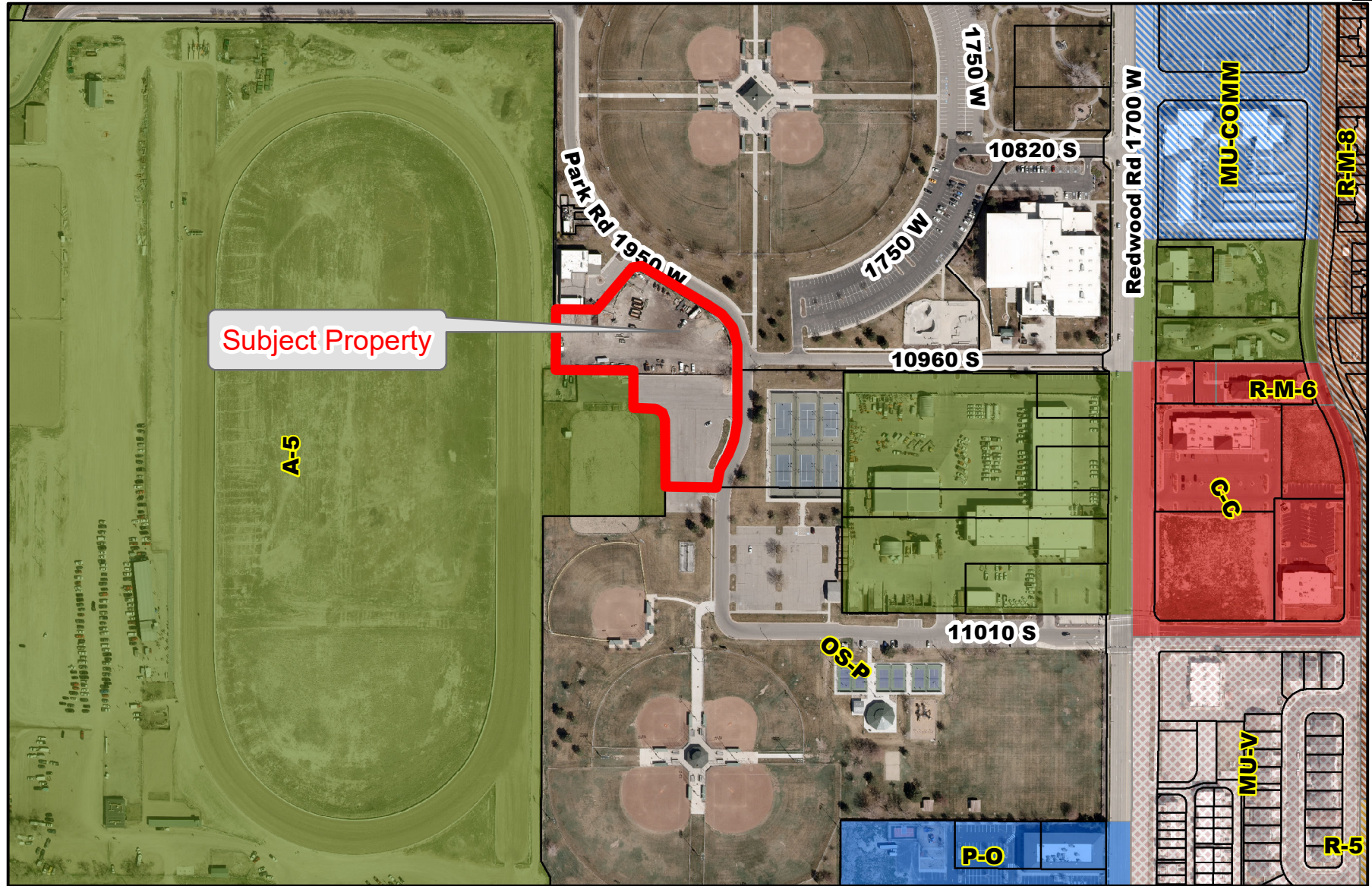
PARCELS


Aerial Map

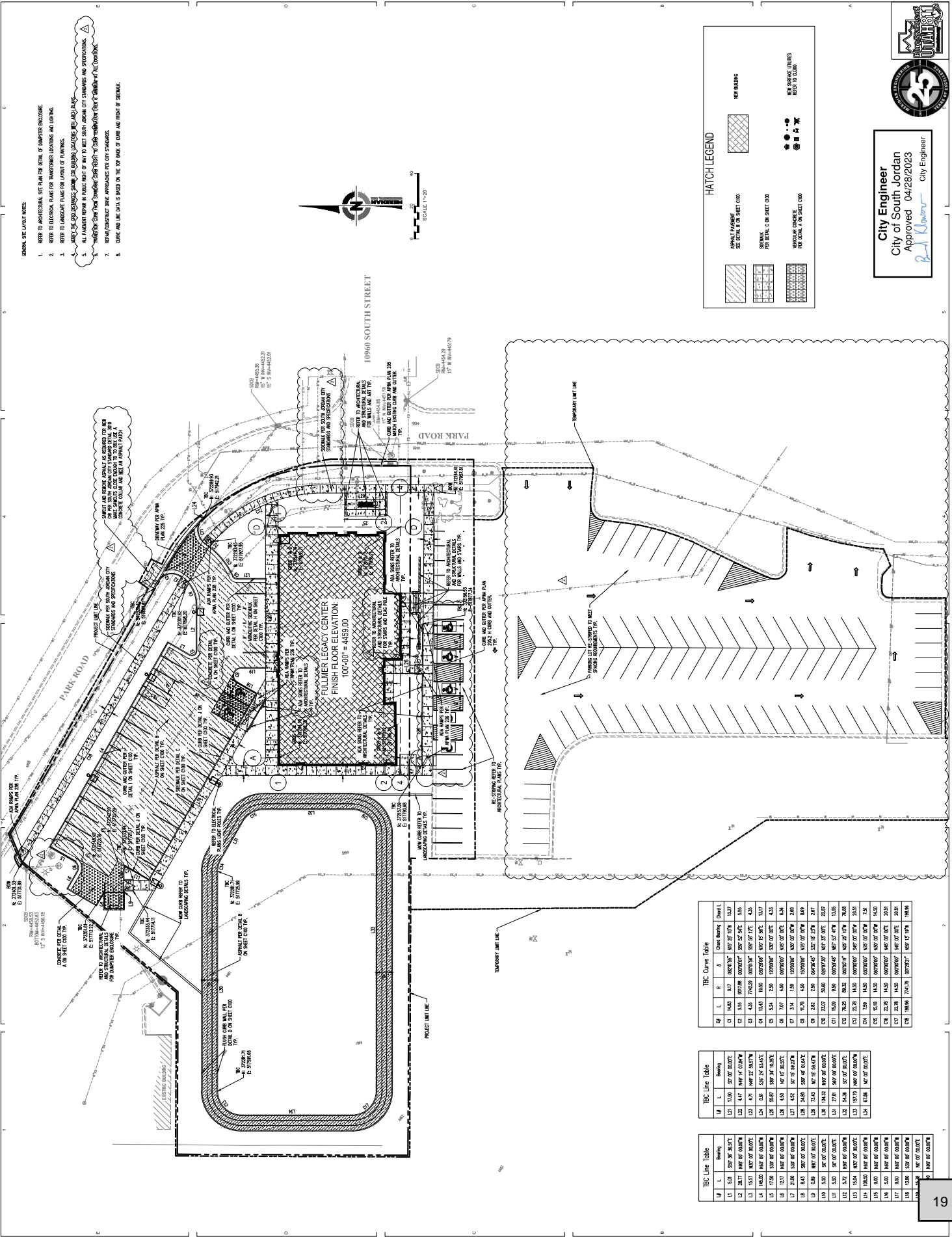
City of South Jordan

0 105 210 420 630 840 Feet

Aerial Imagery
2021



<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Zoning Map</h2> <p><i>City of South Jordan</i></p>	<p>0 105 210 420 630 840 Feet</p> <p>Aerial Imagery 2021</p> 
----------------------------------------------------	--------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------



HATCH LEGEND

ASPHALT PAVEMENT SEE DETAIL B ON SHEET C-200	NEW BALDING
SEWERAGE PER DETAIL C ON SHEET C-200	NEW ASPHALT UTILITIES NOT TO CONSIDER
WINDMILL CONCRETE PER DETAIL A ON SHEET C-200	

TBC Curve Table

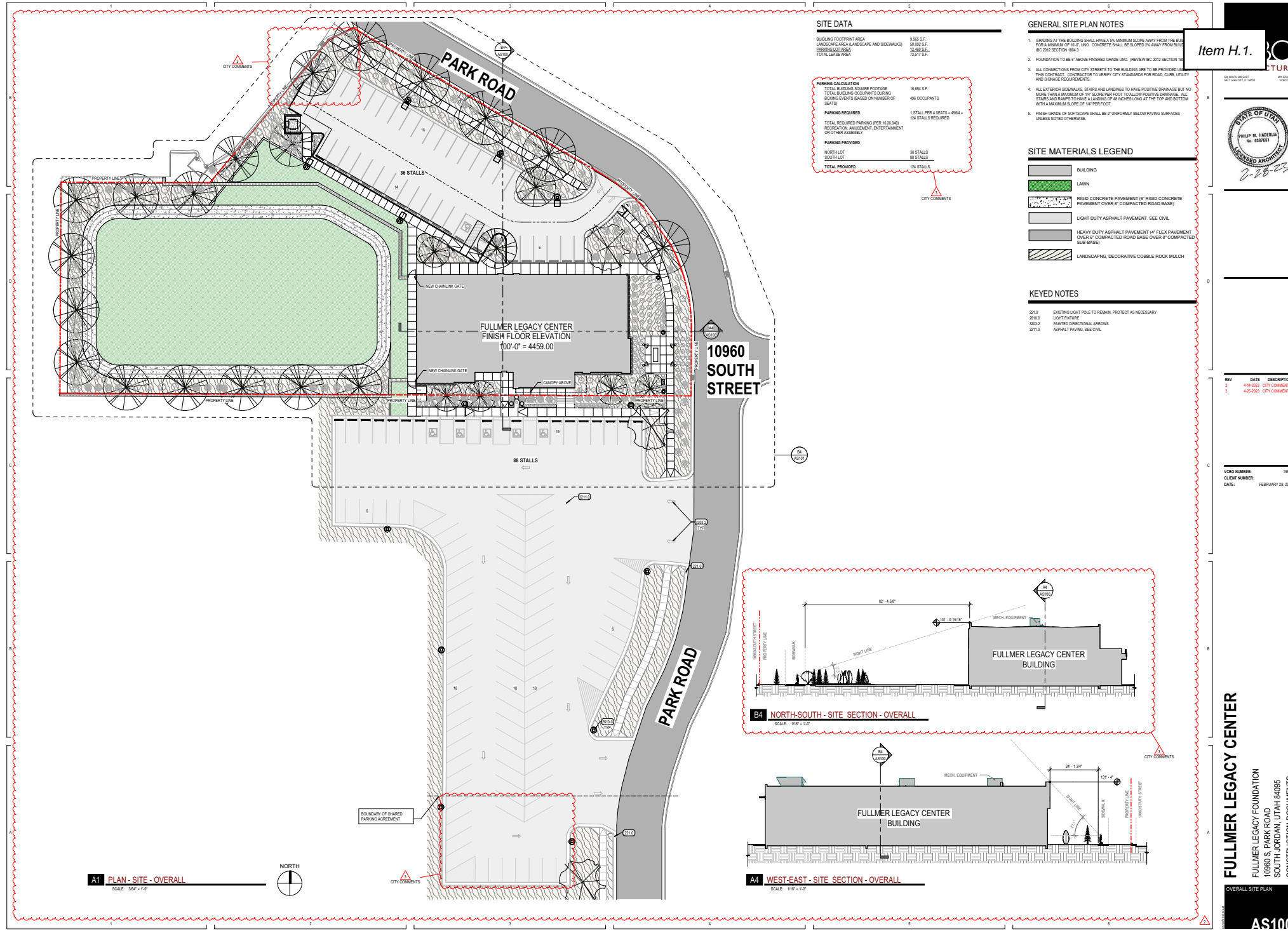
Ch	L	R	A	Chord Bearing	Chord L
C1	14.60	8.17	88°47'05"	N67°28'00"W	13.27
C2	5.55	807.88	89°00'00"	S59°00'00"E	5.55
C3	4.35	714.29	89°00'00"	S59°00'00"E	4.35
C4	13.43	18.50	89°00'00"	N67°15'00"E	13.17
C5	5.54	2.50	89°00'00"	S30°00'00"E	4.33
C6	7.97	4.50	89°00'00"	N67°00'00"E	6.38
C7	3.14	1.50	89°00'00"	N67°00'00"E	2.60
C8	11.78	4.50	89°00'00"	N67°00'00"E	8.69
C9	2.82	2.50	84°34'47"	S32°18'27"W	2.87
C10	23.07	56.80	89°00'00"	N67°15'00"E	13.55
C11	15.68	8.50	89°00'00"	N67°15'00"E	76.48
C12	78.25	18.52	89°00'00"	S45°00'00"E	7.51
C13	22.78	14.50	89°00'00"	N67°00'00"E	14.50
C14	7.99	14.50	89°00'00"	N67°00'00"E	20.15
C15	15.68	14.50	89°00'00"	N67°00'00"E	20.15
C16	22.78	14.50	89°00'00"	N67°00'00"E	20.15
C17	22.78	14.50	89°00'00"	N67°00'00"E	20.15
C18	188.86	714.79	89°00'00"	N67°15'00"W	188.86

TBC Line Table

L	L	Bearing
L1	17.50	S30°00'00"E
L2	4.47	N67°14'00"E
L3	4.71	N67°22'00"E
L4	14.50	N67°00'00"E
L5	58.87	S30°00'00"E
L6	4.50	N67°15'00"E
L7	4.50	S30°00'00"E
L8	73.43	N67°15'00"E
L9	14.50	N67°00'00"E
L10	22.78	N67°00'00"E
L11	54.38	S30°00'00"E
L12	15.54	N67°00'00"E
L13	108.50	N67°00'00"E
L14	62.86	N67°00'00"E

TBC Line Table

L	L	Bearing
L1	5.00	S30°00'00"E
L2	26.77	N67°00'00"E
L3	15.57	N67°00'00"E
L4	14.50	N67°00'00"E
L5	17.50	S30°00'00"E
L6	12.17	N67°00'00"E
L7	21.00	S30°00'00"E
L8	84.3	N67°00'00"E
L9	5.00	S30°00'00"E
L10	5.00	S30°00'00"E
L11	5.00	S30°00'00"E
L12	5.00	S30°00'00"E
L13	5.00	S30°00'00"E
L14	5.00	S30°00'00"E
L15	5.00	S30°00'00"E
L16	5.00	S30°00'00"E
L17	5.00	S30°00'00"E
L18	5.00	S30°00'00"E
L19	5.00	S30°00'00"E
L20	5.00	S30°00'00"E

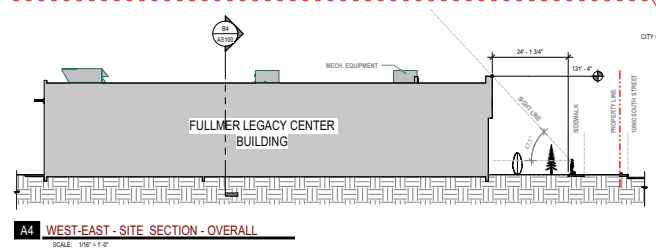
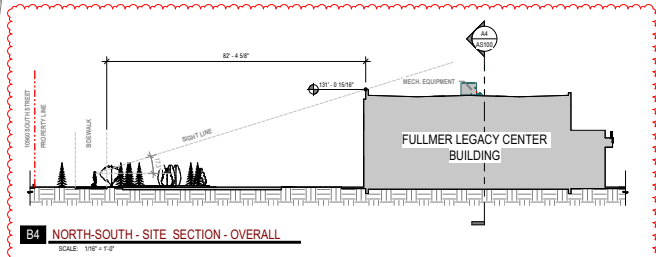


SITE DATA	
BUILDING FOOTPRINT AREA	9,985 S.F.
LANDSCAPE AREA (LANDSCAPE AND SIDEWALKS)	93,085 S.F.
LANDSCAPE UTILITY AREA	10,485 S.F.
TOTAL LAND AREA	113,555 S.F.

PARKING CALCULATION	
TOTAL BUILDING SQUARE FOOTAGE	16,554 S.F.
TOTAL BUILDING OCCUPANTS DURING	486 OCCUPANTS
BOONING EVENTS BASED ON NUMBER OF SEATS	
PARKING REQUIRED	1 STALL PER 4 SEATS = 486 ÷ 4 = 121.5 STALLS REQUIRED
PARKING PROVIDED	
NORTH LOT	36 STALLS
SOUTH LOT	88 STALLS
TOTAL PROVIDED	124 STALLS

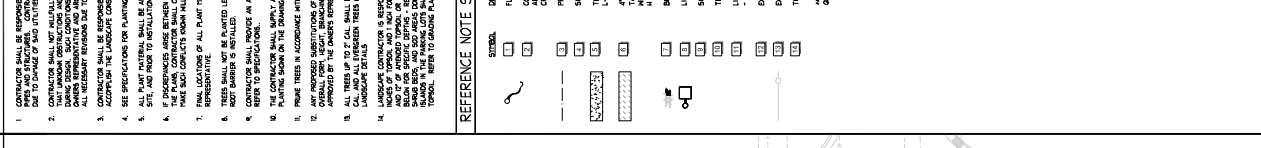
- ### GENERAL SITE PLAN NOTES
- GRADING AT THE BUILDING SHALL HAVE A 5% MINIMUM SLOPE AWAY FROM THE BUILDING FOR A MINIMUM OF 10' ±. CONCRETE SHALL BE SLOPED 2% AWAY FROM BUILDING PER 2012 SECTION 18A.3
 - FOUNDATION TO BE 4" ABOVE FINISHED GRADE (SEE REVIEW PER 2012 SECTION 18A.3)
 - ALL CONNECTIONS FROM CITY STREETS TO THE BUILDING ARE TO BE PROVIDED BY THIS CONTRACT. CONTRACTOR TO VERIFY CITY STANDARDS FOR ROAD, CURB, UTILITY AND SIGNAGE REQUIREMENTS.
 - ALL EXTERIOR SIDEWALKS, STAIRS AND LANDINGS TO HAVE POSITIVE DRAINAGE BUT NO MORE THAN A MAXIMUM OF 1/4" SLOPE PER FOOT TO ALLOW POSITIVE DRAINAGE. ALL STAIRS AND RAMP TO HAVE A GRADING OF 48 INCHES LONG AT THE TOP AND BOTTOM WITH A MAXIMUM SLOPE OF 1/4" PER FOOT.
 - FINISH GRADE OF SITE SHALL BE 2" UNIFORMLY BELOW FINISH SURFACES UNLESS NOTED OTHERWISE.
-
- ### SITE MATERIALS LEGEND
- BUILDING
 - LAWN
 - RIGID CONCRETE PAVEMENT (8" RIGID CONCRETE PAVEMENT OVER 6" COMPACTED ROAD BASE)
 - LIGHT DUTY ASPHALT PAVEMENT: SEE CIVIL
 - HEAVY DUTY ASPHALT PAVEMENT (8" FLEX PAVEMENT OVER 6" COMPACTED ROAD BASE OVER 6" COMPACTED SUB-BASE)
 - LANDSCAPING: DECORATIVE COBBLE ROCK MULCH
-
- ### KEYED NOTES
- 201.0 EXISTING LIGHT POLE TO REMAIN, PROTECT AS NECESSARY
 - 2010.0 LIGHT FIXTURE
 - 205.2 PAINTED DIRECTIONAL ARROWS
 - 2011.0 ASPHALT PAVING, SEE CIVIL

Item H.1.



A1 PLAN - SITE - OVERALL
SCALE: 3/8" = 1'-0"

LANDSCAPE NOTES



SCALE




FULLMER LEGACY CENTER

FULLMER LEGACY FOUNDATION
10960 S. PARK ROAD
SOUTH JORDAN, UTAH 84095



521 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.513.8860 | VCBO.COM

owner
FULLMER LEGACY FOUNDATION
JORDAN@FULLMERLEGACY.ORG

architect
VCBO ARCHITECTURE
10960 S. PARK ROAD
SOUTH JORDAN, UT 84095
801.513.8860

landscape architect
ANDERSON DESIGN, INC.
10960 S. PARK ROAD
SOUTH JORDAN, UT 84095
801.513.8860

civil engineer
MERRILL ENGINEERING, INC.
10960 S. PARK ROAD
SOUTH JORDAN, UT 84095
801.513.8860

structural engineer
CARRI ENGINEERING
10960 S. PARK ROAD
SOUTH JORDAN, UT 84095
801.513.8860

mechanical engineer
MERRILL ENGINEERING, INC.
10960 S. PARK ROAD
SOUTH JORDAN, UT 84095
801.513.8860

electrical engineer
MERRILL ENGINEERING, INC.
10960 S. PARK ROAD
SOUTH JORDAN, UT 84095
801.513.8860



CONSTRUCTION DOCUMENTS
FEBRUARY 28, 2023

REV	DATE	DESCRIPTION
1	3-17-2023	ADDECTUM 1
3	4-25-2023	CITY COMMENTS

VCBO NUMBER: 18435
CLIENT NUMBER:
DATE: FEBRUARY 28, 2023

KEYED NOTES

- | | |
|-------|-----------------------------------|
| 402.0 | CONCRETE MASONRY UNIT (CMU) |
| 405.0 | MASONRY CONTROL JOINT |
| 719.0 | PRE-FINISHED EXTERIOR METAL PANEL |
| 802.0 | DOOR AND FRAME |
| 801.1 | DOOR, ACCESS |
| 802.0 | STOREFRONT SYSTEM |

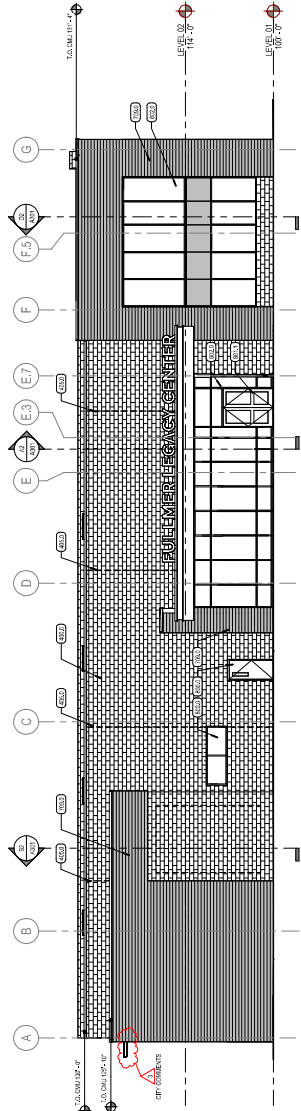
EXTERIOR FINISHED LEGEND

- | | |
|-----------------------------------------------------------------------------------|-----------------------------------------------|
|  | PREFINISHED HORIZONTAL CORRUGATED METAL PANEL |
| | MASONRY CONTROL JOINTS. SEE DETAIL CURBING. |

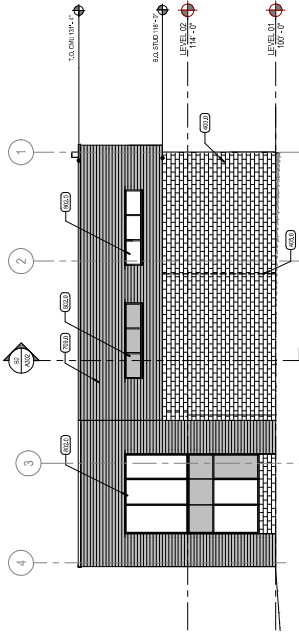
MASONRY CONTROL JOINTS, SEE DETAIL C408012

HOME FACE CURB LOCK SEALS

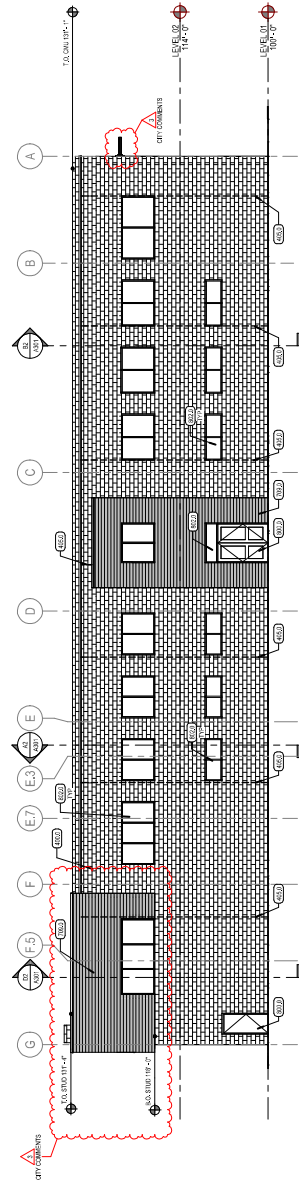
RANDOM COLOR OF BLOCK, FACTORY SECONDS AND OVERS. INSTEAD OF HONORING THE EXTERIOR WALLS, WE WILL ALLOW THE 10' EXTERIOR BLOCK TO BE USED AS LONG AS THEY MEET OTHER PERFORMANCE REQUIREMENTS OF THE SPEC. THE BLOCK WILL THEN BE PAINTED ON THE EXTERIOR.



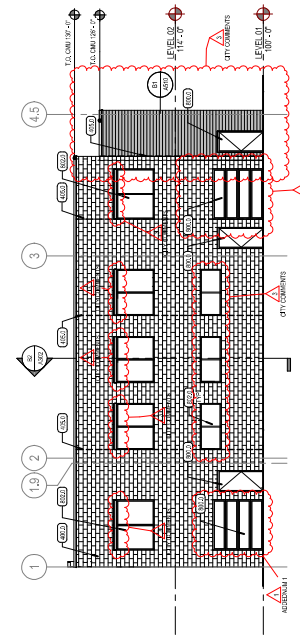
E2 EXTERIOR SOUTH ELEVATION



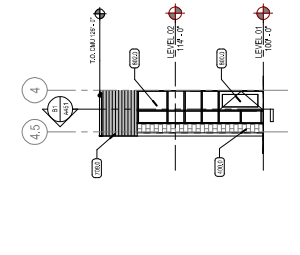
8



03
EXTENSION NORTH LIFT STATION



A2 EXTERIOR WEST ELEVATION



A4 EXT. ELEVATION STAIR 2

FINISH PLAN SYMBOLS



SINGLE FINISH SYMBOLS INDICATE WHERE FINISHES ARE DIFFERENT FROM GENERAL ROOM FINISHES. OR PROVIDE ADDITIONAL FINISH INFORMATION.

CHANGE AT FLOOR MATERIAL, SEE AS / AS77 FOR TRANSITION

CCNFR CUMBO

GENERAL FINISH NOTES

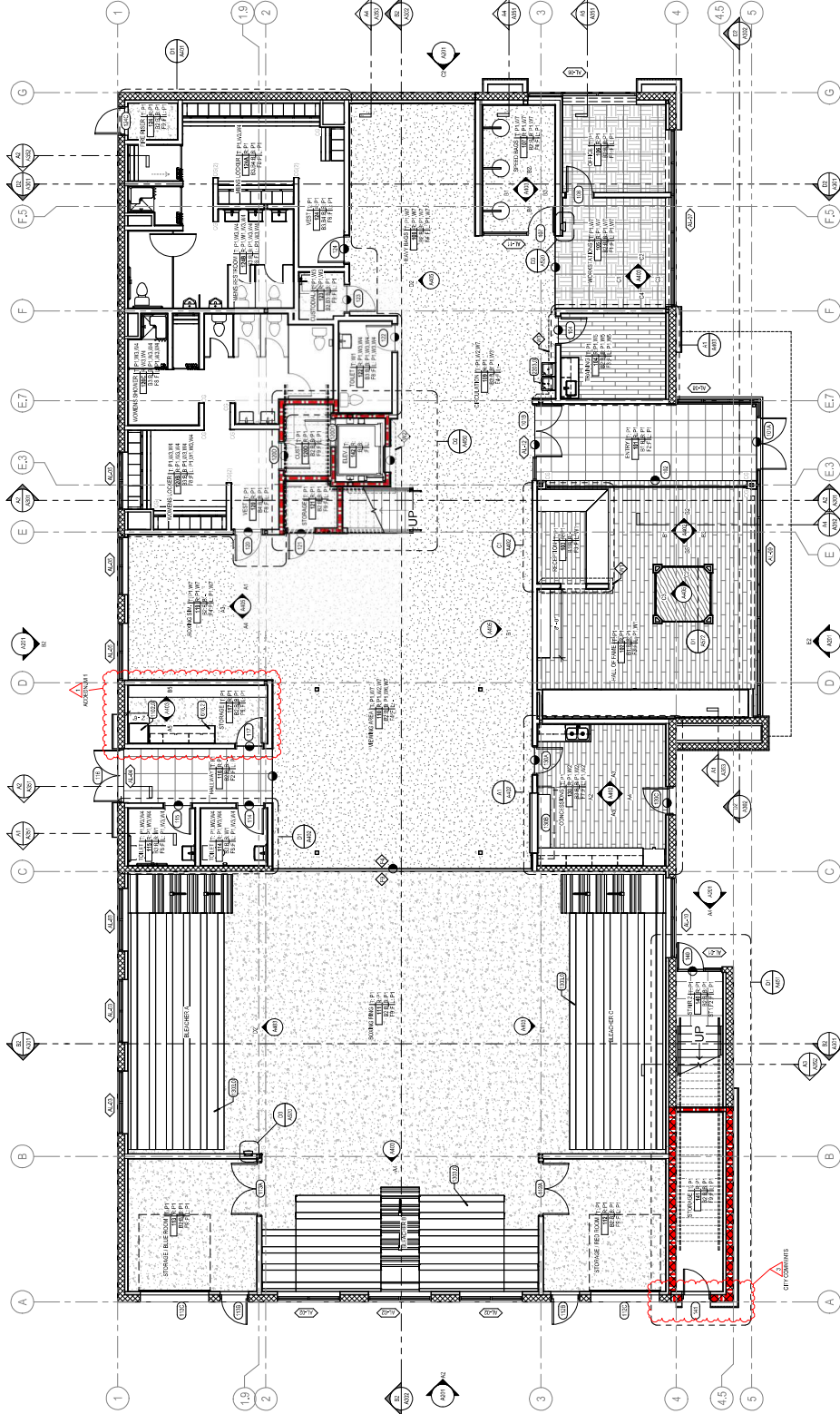
1. PROVIDE YOUR OWN SET OF ANSWERS. ANSWERS SHOULD BE WRITTEN IN YOUR OWN WORDS.
2. ALL TESTS SHOULD BE COMPLETED UNLESS YOU ARE TOLD TO STOP BY YOUR INSTRUCTOR.
3. ALL TESTS SHOULD BE COMPLETED IN 15 MINUTES.
4. ALL TESTS, ANSWERS AND STUDENT NAMES SHOULD BE PLACED IN THE BAG PROVIDED.
5. ALL ANSWERS SHOULD BE WRITTEN IN THE PROVIDED ANSWER SHEET AND PLACED IN THE BAG PROVIDED.
6. ALL ANSWERS SHOULD BE WRITTEN IN THE PROVIDED ANSWER SHEET AND PLACED IN THE BAG PROVIDED.
7. PROVIDE YOUR OWN SET OF ANSWERS. ANSWERS SHOULD BE WRITTEN IN YOUR OWN WORDS.
8. PROVIDE YOUR OWN SET OF ANSWERS. ANSWERS SHOULD BE WRITTEN IN YOUR OWN WORDS.
9. PROVIDE YOUR OWN SET OF ANSWERS. ANSWERS SHOULD BE WRITTEN IN YOUR OWN WORDS.
10. PROVIDE YOUR OWN SET OF ANSWERS. ANSWERS SHOULD BE WRITTEN IN YOUR OWN WORDS.
11. PROVIDE YOUR OWN SET OF ANSWERS. ANSWERS SHOULD BE WRITTEN IN YOUR OWN WORDS.
12. PROVIDE YOUR OWN SET OF ANSWERS. ANSWERS SHOULD BE WRITTEN IN YOUR OWN WORDS.
13. PROVIDE YOUR OWN SET OF ANSWERS. ANSWERS SHOULD BE WRITTEN IN YOUR OWN WORDS.
14. PROVIDE YOUR OWN SET OF ANSWERS. ANSWERS SHOULD BE WRITTEN IN YOUR OWN WORDS.
15. PROVIDE YOUR OWN SET OF ANSWERS. ANSWERS SHOULD BE WRITTEN IN YOUR OWN WORDS.

KEYED NOTES

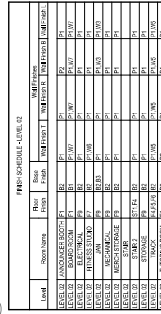
- | | |
|--------|-----------------------------------------------------|
| 616-2 | COUNTERTOP, QUARTZ SURFACING |
| 1162-0 | ELECTRIC WASHER AND DRYER, MC |
| 1303-0 | RETRACTABLE BLEACHERS |
| 2203-0 | ELECTRIC WATER COOLER, RECESSED, WITH BOTTLE FILLER |

PLAN NOTES

- WHERE FLOOR DRAIN ARE INSTALLED THE FLOOR IS TO SLOPE TO THE DOWN. THE MAXIMUM SLOPE IS NOT TO EXCEED 2% WHILE THE MINIMUM SLOPE IS NOT TO BE LESS THAN 1%.
- WHERE CONCRETE PAVES ARE CALLED TO BE CONSTRUCTED UNDER THE CONCRETE SLABS TO BE 6" THICK. U.L.V. AND TO HAVE 4" BARS @ 15" O.C. EACH WAY. COORDINATE DIMENSIONS OF PAD WITH ACTUAL EQUIPMENT SPEC.
- SEE DETAIL DD, DS AND DE ON SHEET A200 FOR TYPICAL FIRE EXTINGUISHER CANNOT INSTALLATION DETAILS.

[illegible]

B1 PLAN - LEVEL 01 - FINISH / ANNOTATED



When Recorded Return to:
Mr. Don Tingey
South Jordan City
1600 W Towne Center

PARCEL #27-22-126-032
GRANTOR: SOUTH JORDAN
CITY
Page 1 of 4

SHARED ACCESS AND USE EASEMENT

SOUTH JORDAN CITY ("Grantor"), owner of Parcel No. 27-22-126-032 , hereby grants and conveys to **SALT LAKE COUNTY ("Grantee")**, for good and valuable consideration, the receipt and sufficiency is hereby acknowledged, a non-exclusive, perpetual Shared Access and Use Easement for business access, ingress and egress, and parking on a portion of the Grantor's property, more particularly described as:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Contains: 5,844 square feet or 0.134 acres

Grantee reserves said Shared Access and Use Easement, with the right of ingress and egress, to said Grantee's officers, employees, representatives, agents, and assigns, as well as the public at large, to enter upon the above described easement as necessary for parking purposes.

Each Party shall only be responsible for maintaining the shared access easement to the extent necessary for its use. Notwithstanding the foregoing, to the extent a party causes damage to the shared access easement, such party shall (a) be responsible for repairing said damage to return the shared access easement to the condition in which they were prior to the occurrence of the damage; and (b) to the extent allowed by law, shall defend, indemnify and hold harmless the other party from any claims from any other third parties regarding such damage. If any maintenance is required, the parties shall equally share the expenses.

This shared access easement is effective upon filing this instrument with the Salt Lake County Recorder's Office. Furthermore, this shared access easement shall run with the land and shall be binding upon the parties hereto and their respective successors and assigns.

GRANTOR: SOUTH JORDAN CITY

By: _____

Its: _____

State of Utah)
)
County of Salt Lake)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by ____,
the _____ of SOUTH JORDAN CITY.

Exhibit A

Page 3

LEGAL DESCRIPTION

A SHARED ACCESS EASEMENT BEING PART OF AN ENTIRE TRACT DESCRIBED IN THAT QUIT CLAIM DEED, RECORDED AT ENTRY #7809779, IN BOOK 8419, ON PAGE 7097, IN THE SALT LAKE COUNTY RECORDER'S OFFICE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND IS DESCRIBED AS FOLLOWS:

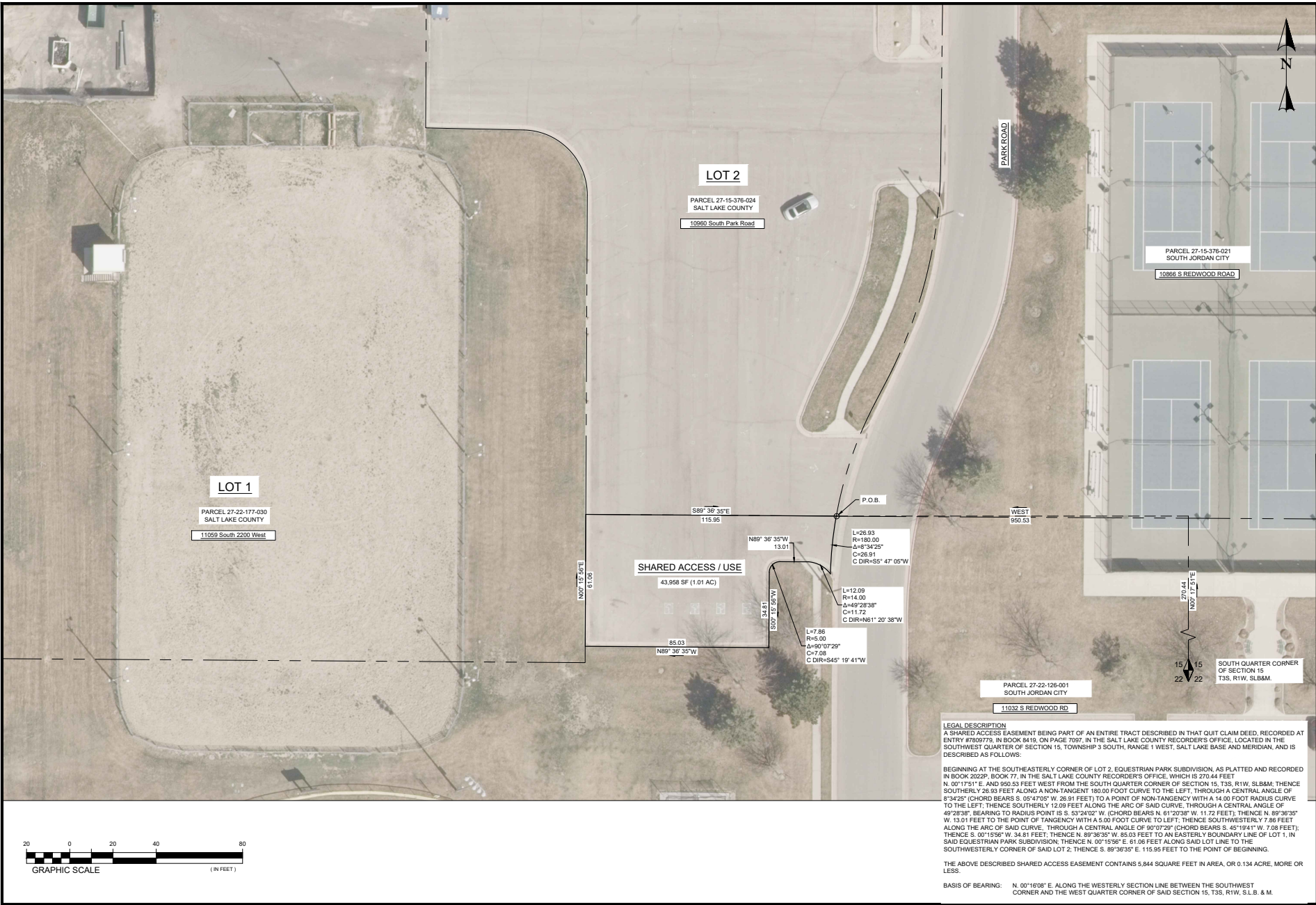
BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 2, EQUESTRIAN PARK SUBDIVISION, AS PLATTED AND RECORDED IN BOOK 2022P, BOOK 77, IN THE SALT LAKE COUNTY RECORDER'S OFFICE, WHICH IS 270.44 FEET N. 00°17'51" E. AND 950.53 FEET WEST FROM THE SOUTH QUARTER CORNER OF SECTION 15, T3S, R1W, SLB&M; THENCE SOUTHERLY 26.93 FEET ALONG A NON-TANGENT 180.00 FOOT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 8°34'25" (CHORD BEARS S. 05°47'05" W. 26.91 FEET) TO A POINT OF NON-TANGENCY WITH A 14.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY 12.09 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°28'38", BEARING TO RADIUS POINT IS S. 53°24'02" W. (CHORD BEARS N. 61°20'38" W. 11.72 FEET); THENCE N. 89°36'35" W. 13.01 FEET TO THE POINT OF TANGENCY WITH A 5.00 FOOT CURVE TO LEFT; THENCE SOUTHWESTERLY 7.86 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°07'29" (CHORD BEARS S. 45°19'41" W. 7.08 FEET); THENCE S. 00°15'56" W. 34.81 FEET; THENCE N. 89°36'35" W. 85.03 FEET TO AN EASTERLY BOUNDARY LINE OF LOT 1, IN SAID EQUESTRIAN PARK SUBDIVISION; THENCE N. 00°15'56" E. 61.06 FEET ALONG SAID LOT LINE TO THE SOUTHWESTERLY CORNER OF SAID LOT 2; THENCE S. 89°36'35" E. 115.95 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED SHARED ACCESS EASEMENT CONTAINS 5,844 SQUARE FEET IN AREA, OR 0.134 ACRE, MORE OR LESS.

EXHIBIT "B" BY THIS REFERENCE, MADE A PART HEREOF.

BASIS OF BEARING: N. 00°16'08" E. ALONG THE WESTERLY SECTION LINE BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 15, T3S, R1W, S.L.B. & M.

F:\ENGINEERING\Commission Division\CDP Projects\2022 Project\City Park Sewer Easements\Design\City Park Sewer and Access Easements.dwg



NO.	DATE	REVISION COMMENTS



SOUTH JORDAN
City of South Jordan
1000 Main Street, Suite 200
South Jordan, UT 84095
Telephone: (801) 254-1342 / Web: WWW.SJC.UTAH.GOV

SOUTH JORDAN CITY
CITY PARK SHARED ACCESS/USE EASEMENT
SOUTH JORDAN PARCEL 27-22-126-001
EXHIBIT-B

Drawn By: JWH
Designed By: JWH
Checked By:
Date: 3/7/2023

When Recorded Return to:
Mr. Don Tingey
South Jordan City
1600 W Towne Center

PARCEL I.D.# 27-15-376-024
GRANTOR: SALT LAKE COUNTY
Page 1 of 4

SHARED ACCESS AND USE EASEMENT

SALT LAKE COUNTY ("Grantor"), owner of Parcel No. 27-15-376-024, hereby grants and conveys to **SOUTH JORDAN CITY ("Grantee")**, for good and valuable consideration, the receipt and sufficiency is hereby acknowledged, a non-exclusive, perpetual Shared Access and Use Easement for business access, ingress and egress, and parking on a portion of the Grantor's property, more particularly described as:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Contains: 43,958 square feet or 1.01 acres

Grantee reserves said Shared Access and Use Easement, with the right of ingress and egress, to said Grantee's officers, employees, representatives, agents, and assigns, as well as the public at large, to enter upon the above described easement as necessary for parking purposes.

Each Party shall only be responsible for maintaining the shared access easement to the extent necessary for its use. Notwithstanding the foregoing, to the extent a party causes damage to the shared access easement, such party shall (a) be responsible for repairing said damage to return the shared access easement to the condition in which they were prior to the occurrence of the damage; and (b) to the extent allowed by law, shall defend, indemnify and hold harmless the other party from any claims from any other third parties regarding such damage. If any maintenance is required, the parties shall equally share the expenses.

This shared access easement is effective upon filing this instrument with the Salt Lake County Recorder's Office. Furthermore, this shared access easement shall run with the land and shall be binding upon the parties hereto and their respective successors and assigns.

GRANTOR: SALT LAKE COUNTY

STATE OF UTAH)
)ss.
COUNTY OF SALT LAKE)

By: _____
MAYOR or DESIGNEE

By: _____
COUNTY CLERK

On this ____ day of _____, 20____, personally appeared before me _____, who being duly sworn, did say that __he is the _____ of Salt Lake County, Office of Mayor, and that the foregoing instrument was signed on behalf of Salt Lake County, by authority of law.

WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public _____
My Commission Expires: _____
Residing in: _____

COUNTY CLERK

On this ____ day of _____, 20____, personally appeared before me _____,
Who being duly sworn, did say that __he is the CLERK of Salt Lake County, by authority of a resolution of the SALT LAKE COUNTY COUNCIL.

WITNESS my hand and official stamp the date in this certificate first above written;

Notary Public _____
My Commission Expires: _____
Residing in: _____

Exhibit A

LEGAL DESCRIPTION:

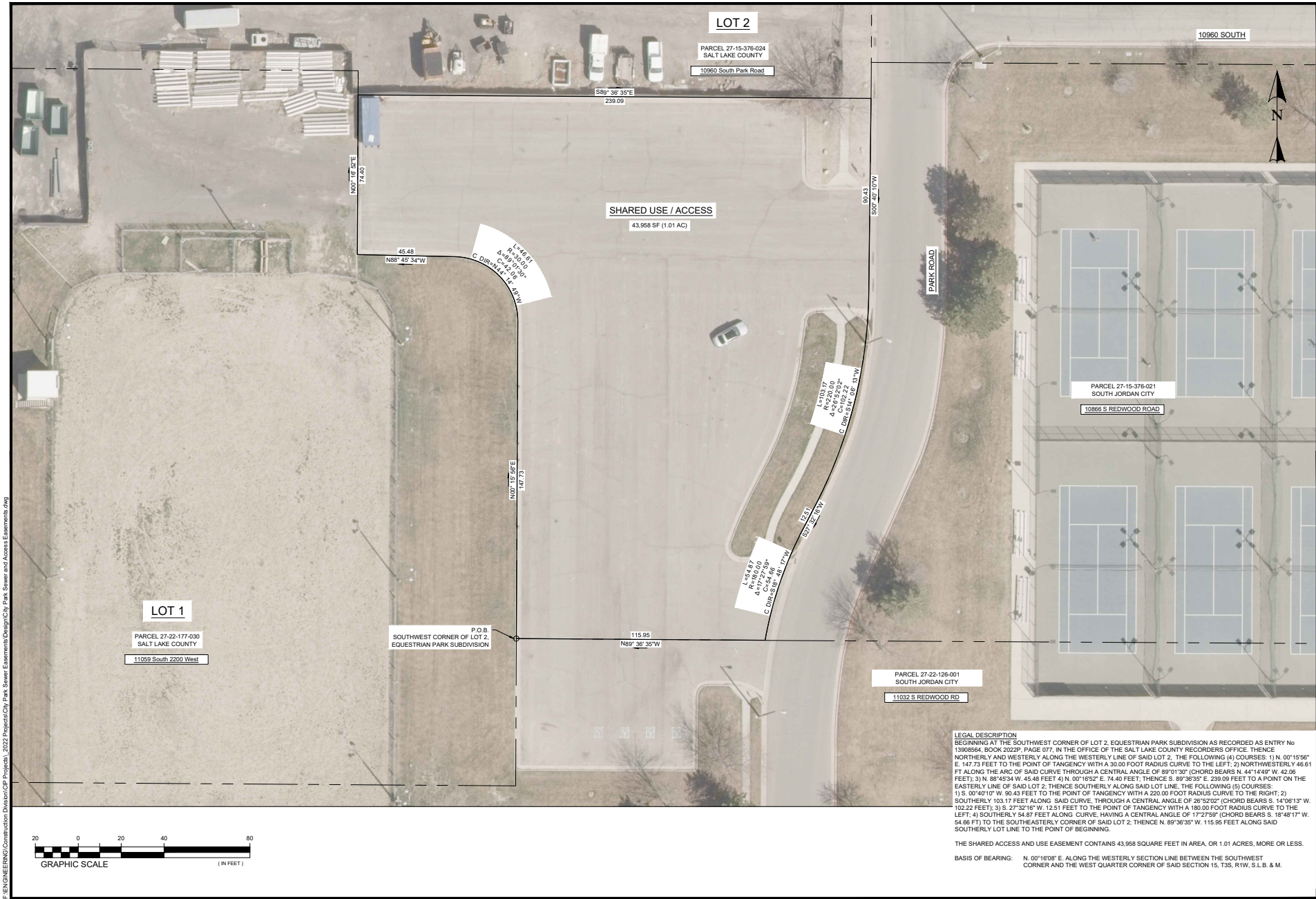
BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, EQUESTRIAN PARK SUBDIVISION AS RECORDED AS ENTRY No 13908564, BOOK 2022P, PAGE 077, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDERS OFFICE. THENCE NORTHERLY AND WESTERLY ALONG THE WESTERLY LINE OF SAID LOT 2, THE FOLLOWING (4) COURSES: 1) N. 00°15'56" E. 147.73 FEET TO THE POINT OF TANGENCY WITH A 30.00 FOOT RADIUS CURVE TO THE LEFT; 2) NORTHWESTERLY 46.61 FT ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°01'30" (CHORD BEARS N. 44°14'49" W. 42.06 FEET); 3) N. 88°45'34 W. 45.48 FEET 4) N. 00°16'52" E. 74.40 FEET; THENCE S. 89°36'35" E. 239.09 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 2; THENCE SOUTHERLY ALONG SAID LOT LINE, THE FOLLOWING (5) COURSES: 1) S. 00°40'10" W. 90.43 FEET TO THE POINT OF TANGENCY WITH A 220.00 FOOT RADIUS CURVE TO THE RIGHT; 2) SOUTHERLY 103.17 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°52'02" (CHORD BEARS S. 14°06'13" W. 102.22 FEET); 3) S. 27°32'16" W. 12.51 FEET TO THE POINT OF TANGENCY WITH A 180.00 FOOT RADIUS CURVE TO THE LEFT; 4) SOUTHERLY 54.87 FEET ALONG CURVE, HAVING A CENTRAL ANGLE OF 17°27'59" (CHORD BEARS S. 18°48'17" W. 54.66 FT) TO THE SOUTHEASTERLY CORNER OF SAID LOT 2; THENCE N. 89°36'35" W. 115.95 FEET ALONG SAID SOUTHERLY LOT LINE TO THE POINT OF BEGINNING.

THE SHARED ACCESS AND USE EASEMENT CONTAINS 43,958 SQUARE FEET IN AREA, OR 1.01 ACRES, MORE OR LESS.

EXHIBIT “B” BY THIS REFERENCE, MADE A PART HEREOF.

BASIS OF BEARING: N. 00°16'08” E. ALONG THE WESTERLY SECTION LINE BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 15, T3S, R1W, S.L.B. & M.

F:\ENGINEERING\Commission Division\GP Projects\2022 Project\City Park Sewer Estimation\Design\City Park Sewer and Access Estimation.dwg



NO.	DATE	REVISION COMMENTS



SOUTH JORDAN CITY
CITY PARK SHARED USE / ACCESS EASEMENT
LOT 2, EQUESTRIAN PARK SUBDIVISION
EXHIBIT-B

Drawn By: JWH	Designed By: JWH
Checked By: _____	Date: 3/7/2023

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 05/09/2023

Issue: **SJC TOWNHOMES @ REDWOOD
REZONE**
Rezone from A-5 (Agricultural, minimum 5 acre lot) and R-2.5 (Single-family residential, 2.5 lots per acre) to R-M-PD (Residential-Multiple-Planned Development Floating Zone) Zone

Address: 11147 S. Redwood Rd.
File No: PLZBA201900236
Applicant: Brian Adams, Civil Science Inc.

Submitted by: Damir Drozdek, Planner III
Jared Francis, Senior Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission recommend that the City Council **approve** Ordinance No. 2023-03-Z.

ACREAGE:	Approximately 2.5 acres
CURRENT ZONE:	A-5 (agricultural, min. 5 acre lot) Zone and R-2.5 (single-family residential, 2.5 lots per acre) Zone
CURRENT USE:	Vacant and unimproved land
FUTURE LAND USE PLAN:	MU (Mixed Use)
NEIGHBORING ZONES/USES:	North – MU-V / Multi-family along Redwood Rd. and single-family homes along Beckstead Ln. South – P-O / Stillwater Academy (Residential treatment center for teens) West – A-5 and R-1.8 / Redwood Rd. East – R-5 / Single-family homes

STANDARD OF APPROVAL

1. REZONE:

The rezoning of property may not be considered if the proposed zoning does not conform to the general plan. The following guidelines shall be considered in the rezoning of parcels:

- A. The parcel to be rezoned meets the minimum area requirements of the proposed zone or if the parcel, when rezoned, will contribute to a zone area which meets the minimum area requirements of the zone.
- B. The parcel to be rezoned can accommodate the requirements of the proposed zone.

C. The rezoning will not impair the development potential of the parcel or neighboring properties.

(City Code § 17.22.020)

BACKGROUND:

The applicant is requesting a zone change to develop a mixed use project on property located at 11147 S. Redwood Rd. The parcel is situated between Redwood Rd. on the west and Beckstead Ln. on the east. The north boundary abuts One Eleven townhomes and Beckstead Ln. PUD single-family subdivision development. Stillwater Academy is located to the south of the property, and there is a ½ acre vacant parcel located to the southeast of the property.

The project proposes two commercial buildings on Redwood Rd that are 30-feet tall single-story buildings with a mezzanine level. The buildings exteriors will consist of mostly a thin brick veneer and some stone or faux stone veneer system. Each building will have approximately 6,000 sq. ft. of space. Most of the space will be dedicated to warehouse uses and some will be preserved for office space. Between the two buildings, there will be 12,000 sq. ft. of commercial space.

Townhomes are proposed for the remainder of the project. The townhomes will be three stories and will reach 39 feet in height at their peak. The exterior materials on the buildings will include fiber cement siding, stucco and brick veneer. The buildings are not anticipated to have basements. The first floor will consist of mostly garage space, with A main living area and kitchen on the second floor, and bedrooms on the third floor.

There will be access to the project off both Redwood Rd. and Beckstead Ln. All roads and alleys within the project will be private. A main drive through the project will connect the adjacent commercial and residential uses. All fencing, landscaping and public and private improvements will be done per City Code.

Parking for the commercial buildings will be located at the west end of the project. There will be 24 parking stalls located immediately and in near the vicinity of the two buildings. There will be 21 townhomes in the project. Each townhome will have a two-car garage and two-car driveway in front of garage. Based on the number of units and bedrooms in each unit, the City Code mandates at least 52 parking stalls. Between garage space and the driveways, there are 84 parking spaces. The applicant is showing a calculation of 62 parking stalls on the concept plan to show that it meets the parking requirements even if residents were to park only one car in each garage.

The applicant submitted the application in 2019 but then put it on hold. Since that time there are have been many iterations of the project that were discussed with staff. As required by the Planned Development Floating Zone, the applicant discussed the project with the City Council work session in August 2022. In an effort to refine the project further, the applicant returned to the City Council in October 2022 and again in November 2022. After the November 2022 work

session, the applicant began working with an architect to provide the required renderings for both the commercial buildings and the townhomes.

Development Agreement:

The proposed land use change and rezone requires the applicant to enter into a development agreement approved by the City Council. Approval of the proposed PD Floating Zone and development agreement will allow the underlying zone to be modified to accommodate development that may incorporate design elements and a mixture of uses that represent a significant improvement in quality over what could otherwise be accomplished by the underlying zone. The proposed development agreement will provide general requirements for the development and include terms addressing items such as site layout, architecture, amenities and circulation that are more than what is generally required by City Code for rezone applications. Staff will propose to the City Council a development agreement that includes terms addressing the following:

- The project will be built according to the concept plan and elevations (attached to this report).
- All roads within the project will be privately owned and maintained.
- The project's fencing, landscaping and all public and private improvements will be constructed per City Code requirements.
- All necessary public right-of-way will be dedicated according to the City Code and City engineering standards.
- Commercial buildings will be no taller than 30 feet. Exterior building finishes will consist of a thin brick veneer and some stone or faux stone veneer.
- Townhomes will be three story buildings that will be no taller than 40-feet. Exterior building finishes will include fiber cement siding, stucco and brick veneer.
- The applicant must present final architectural elevations and building materials to the Architectural Review Committee for its review and approval.
- The applicant will complete the tot lot based on a benchmark that staff will negotiate with the developer so that the tot lot is completed before all the units are occupied.
- Allowed uses in two commercial buildings will be subject to the regulations of the Commercial-Community Zone, including the addition of "Business Support," "Office/Warehouse Flexible Space," and "Wholesale and Warehouse" as permitted uses, with all uses being conducted wholly inside the building and no outside storage. All uses, whether permitted or conditional in the C-C Zone may only be established if they can demonstrate that the available parking is sufficient based on the required parking ratios of City Code § 16.26.

Attached to this report are many of the exhibits that will be attached to the development agreement, including the concept plan. The Planning Commission may suggest the City Council include additional or different provisions from those listed above in the development agreement.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- As required by the PD Floating Zone process (*see* City Code § 17.130.050.020.A.1), the project was last reviewed at a City Council study session meeting on November 15, 2022. Based on that discussion, the applicant chose to move forward with the proposal and negotiate development agreement terms with City staff and the City Council.
- The application meets the rezone standards of approval of the City Code.
- Currently the applicant is proposing to subdivide the townhome portion of the project so that individual units may be owner-occupied.
- The required development agreement provides predictability for how the property will look and be used. Any major changes to the agreement will require further approvals and a modification of the development agreement by the City Council.
- The “Mixed Use Opportunity - (MU)” land use designation is defined in the General Plan as follows: “Mixed Use Opportunity identifies areas that are currently either undeveloped or underdeveloped and adjacent to Economic Centers. The intent is to elevate these areas from single land uses to an integrated mix of commercial, retail, office, residential, and light industrial land uses. Mixed use opportunity supports both horizontal and vertical mix of uses and shall result in walkable areas that are activated with employees during weekdays and residents, restaurants, and entertainment during evenings and weekends.”
- The project will meet the following strategic priorities:
 - ED-1. Expands, attracts and retains a diverse mix of high quality employers to contribute to the community's economic sustainability and offer opportunities for employment.
 - BRE-2. Implements ordinances and policies that encourage quality community growth and development.

Conclusion:

Based on the findings, the Application is consistent with the goals and policies of the General Plan and the City’s Strategic Priorities.

Recommendation:

Based on the findings and conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and **recommend approval** of the application, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

FISCAL IMPACT:

- A fiscal impact analysis table and graphics are attached to the report.

ALTERNATIVES:

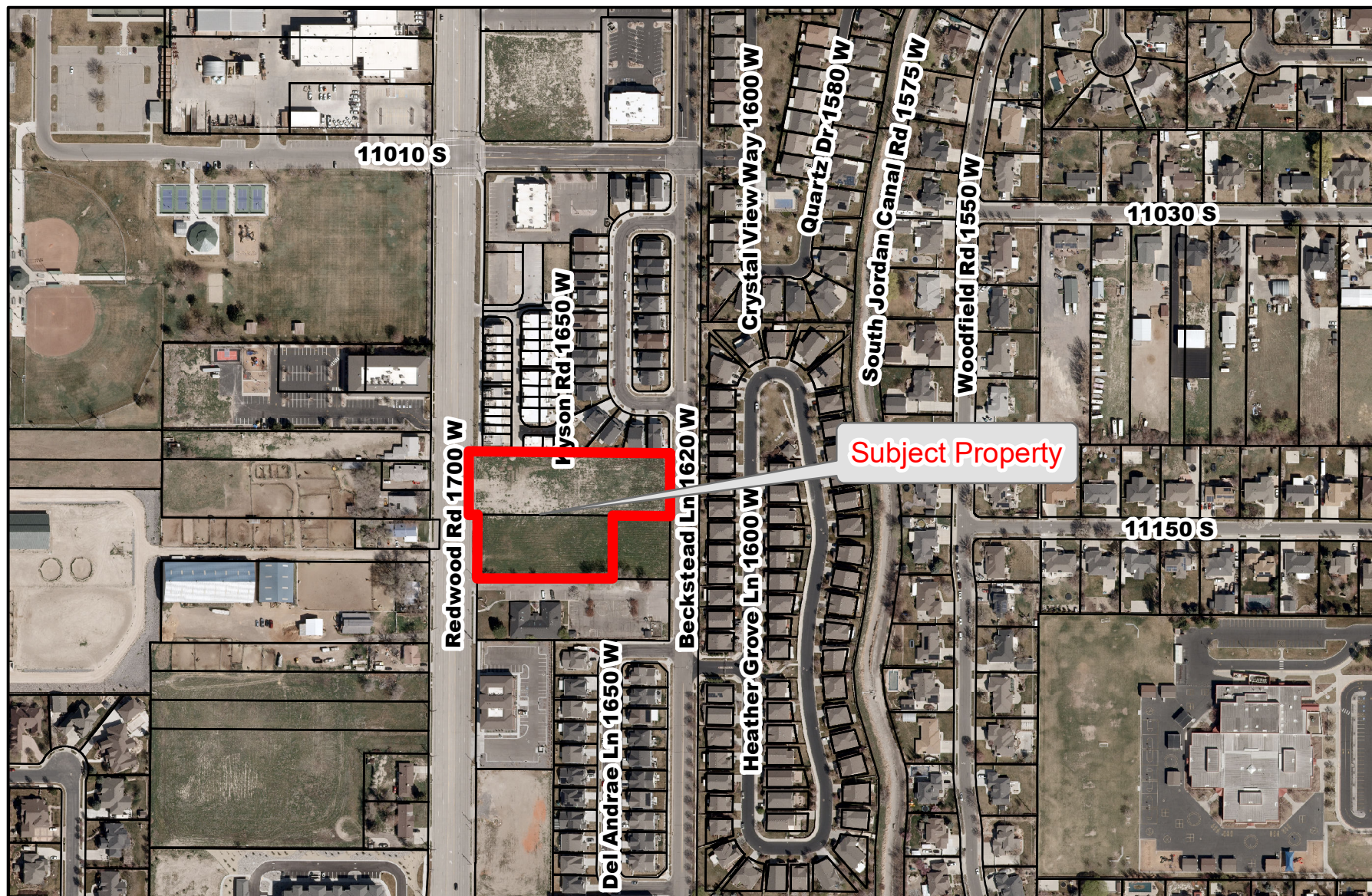
- Recommend approval of an amended application.
- Recommend denial of the application.
- Schedule the application for a decision at some future date.


SUPPORT MATERIALS:

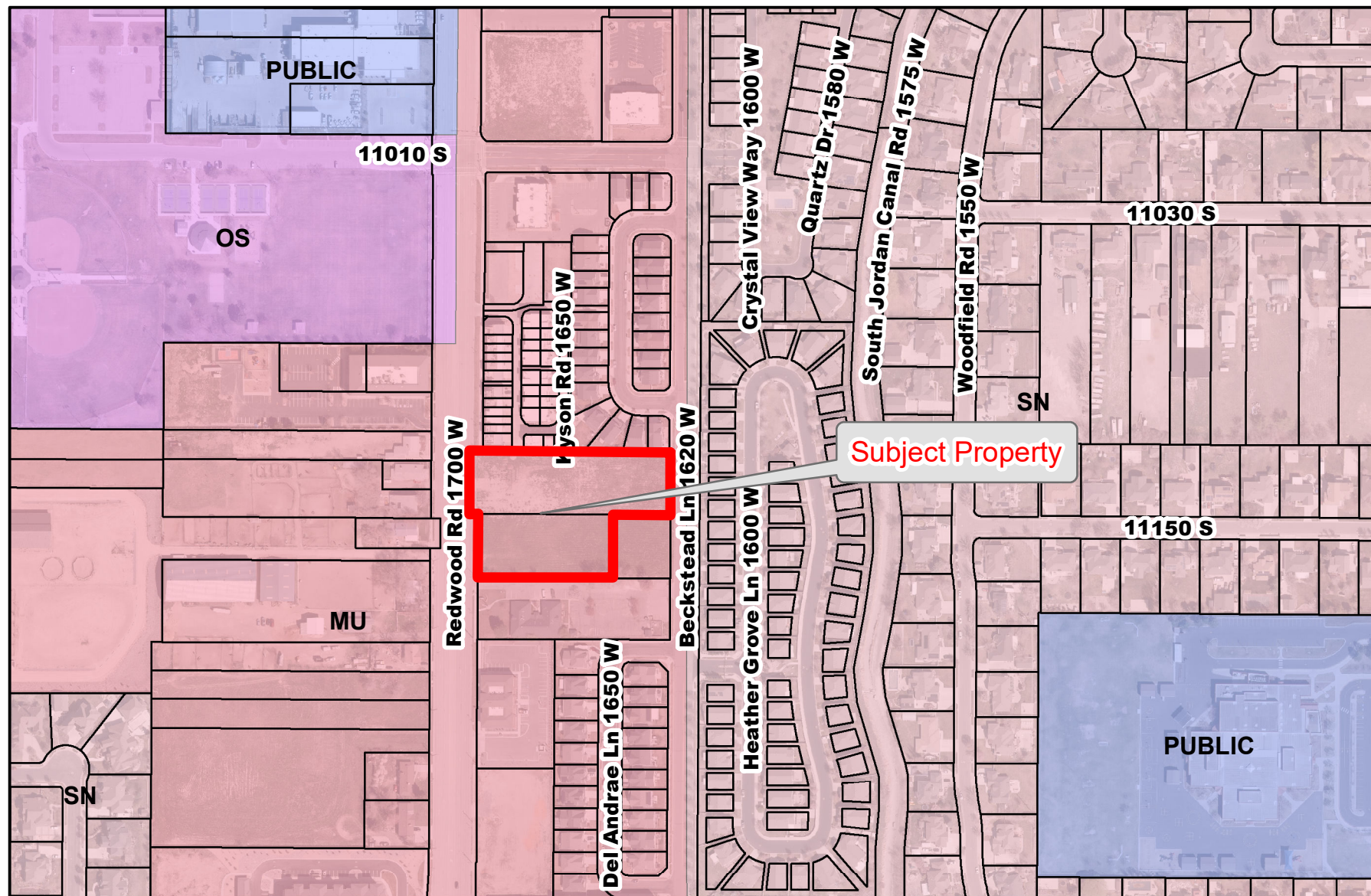
- Aerial Map
- Future Land Use Map
- Zoning Map
- Building Elevations
- Site Plan
- Infrastructure Analysis
- Fiscal Analysis



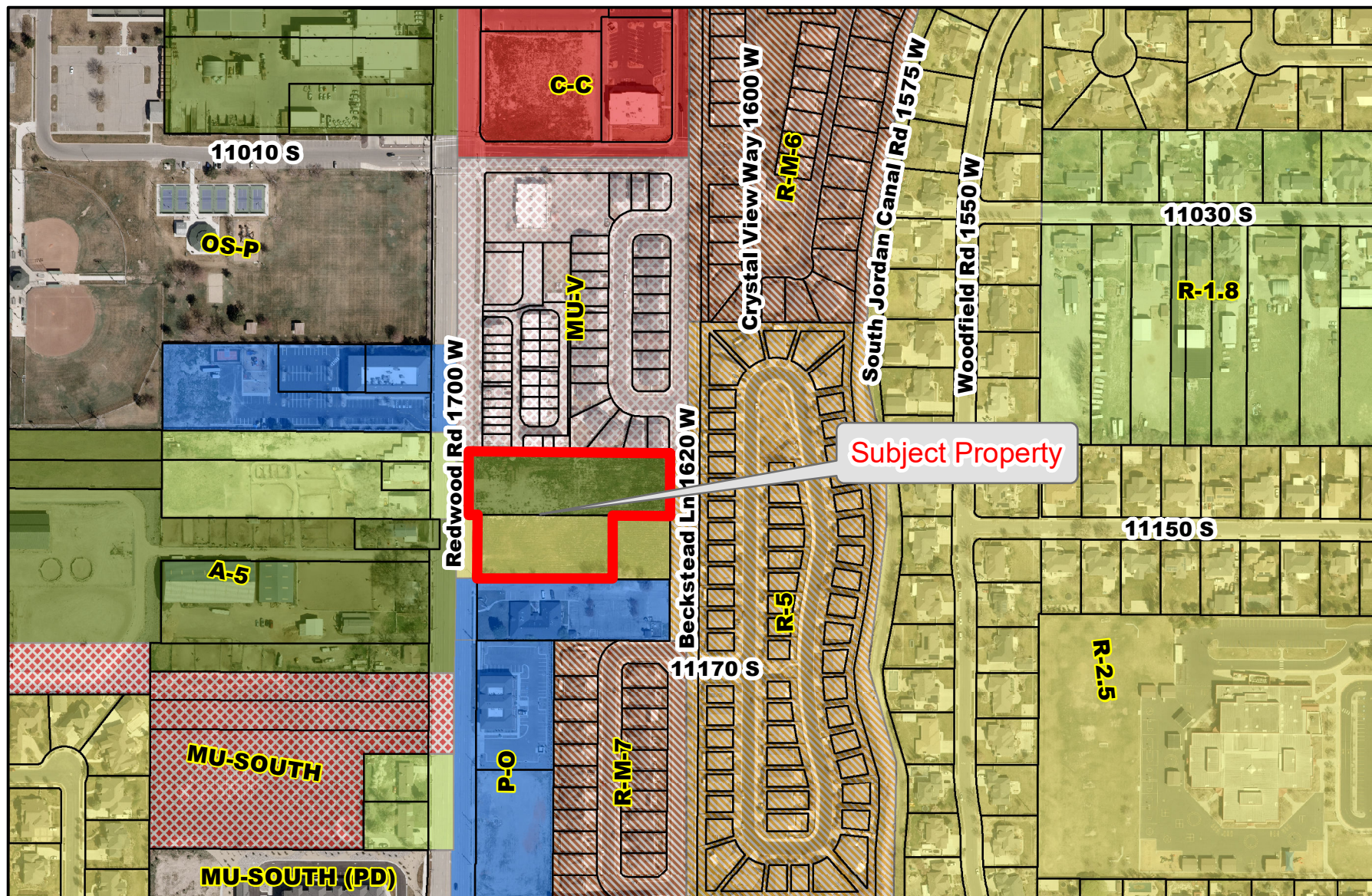
Damir Drozdek, AICP
Planner III, Planning Department




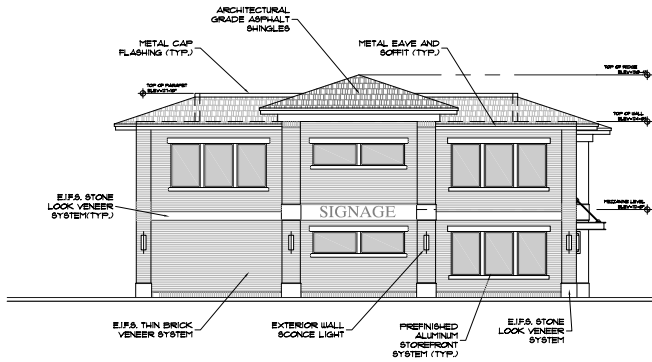
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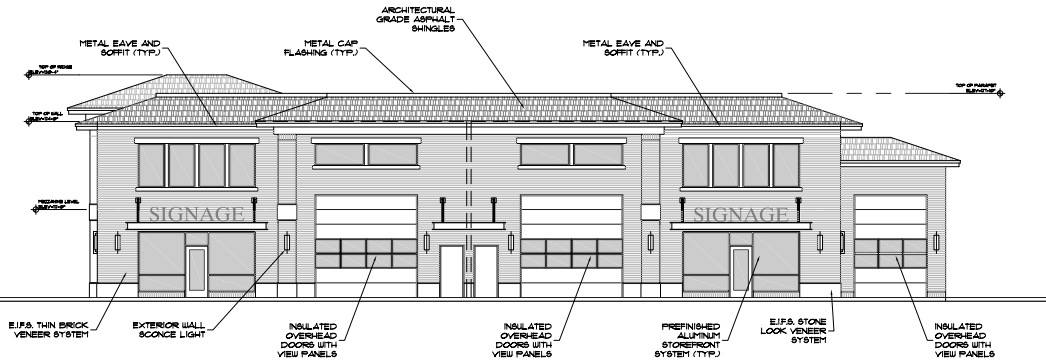
<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Future Land Use Map</h2> <h3>City of South Jordan</h3>	<p>0 105 210 420 630 840 Feet</p> <p>Aerial Imagery 2021</p> 
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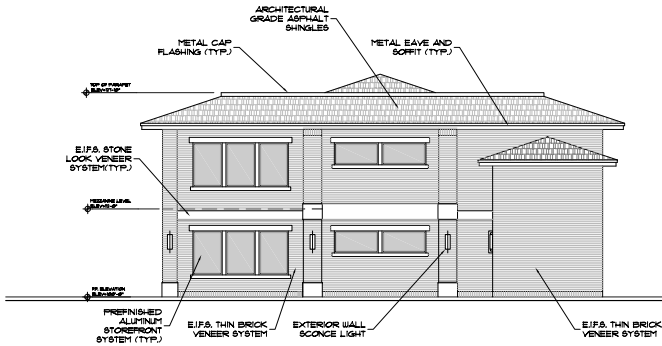
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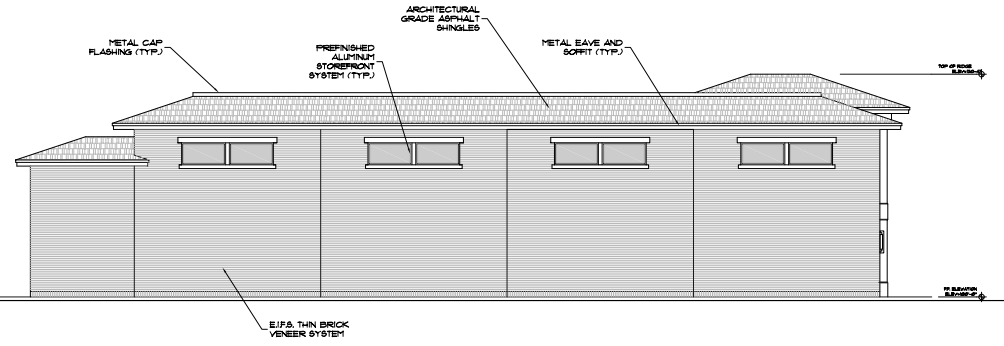
1 FLEX-SPACE BUILDING - WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 FLEX-SPACE BUILDING - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 FLEX-SPACE BUILDING - EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 FLEX-SPACE BUILDING - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

Item I.1.

PRINTED DATE
03.24.2023

LAYTON DAVIS
ARCHITECTS

2005 EAST 2000 SOUTH | SUITE 200
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SO. JO. TOWNHOMES
AND FLEX-SPACE
11111 SO. REDWOOD ROAD
South Jordan, Utah

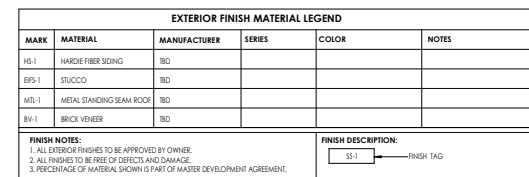
CHRONOLOGY

PROJECT NO
23.036

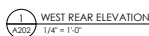
DWN BY/ CHK BY
CWL

TITLE
CONCEPTUAL
FLEX-SPACE
ELEVATIONS

24X36 SHEET #
A201



2 SOUTH SIDE ELEVATION
A202 1/4" = 1'-0"



EXTERIOR FINISH MATERIAL LEGEND					
MARK	MATERIAL	MANUFACTURER	SERIES	COLOR	NOTES
HS-1	HARDBE FIBER SIDING	TBO			
EFS-1	STUCCO	TBO			
MR-1	METAL STANDING SEAM ROOF				
BV-1	BRICK VENEER	TBO			

FINISH NOTES:

- 1. ALL EXTERIOR FINISHES TO BE APPROVED BY OWNER.
- 2. ALL FINISHES TO BE FREE OF DEFECTS AND DAMAGE.
- 3. PERCENTAGE OF MATERIAL SHOWN IS PART OF MASTER DEVELOPMENT AGREEMENT.

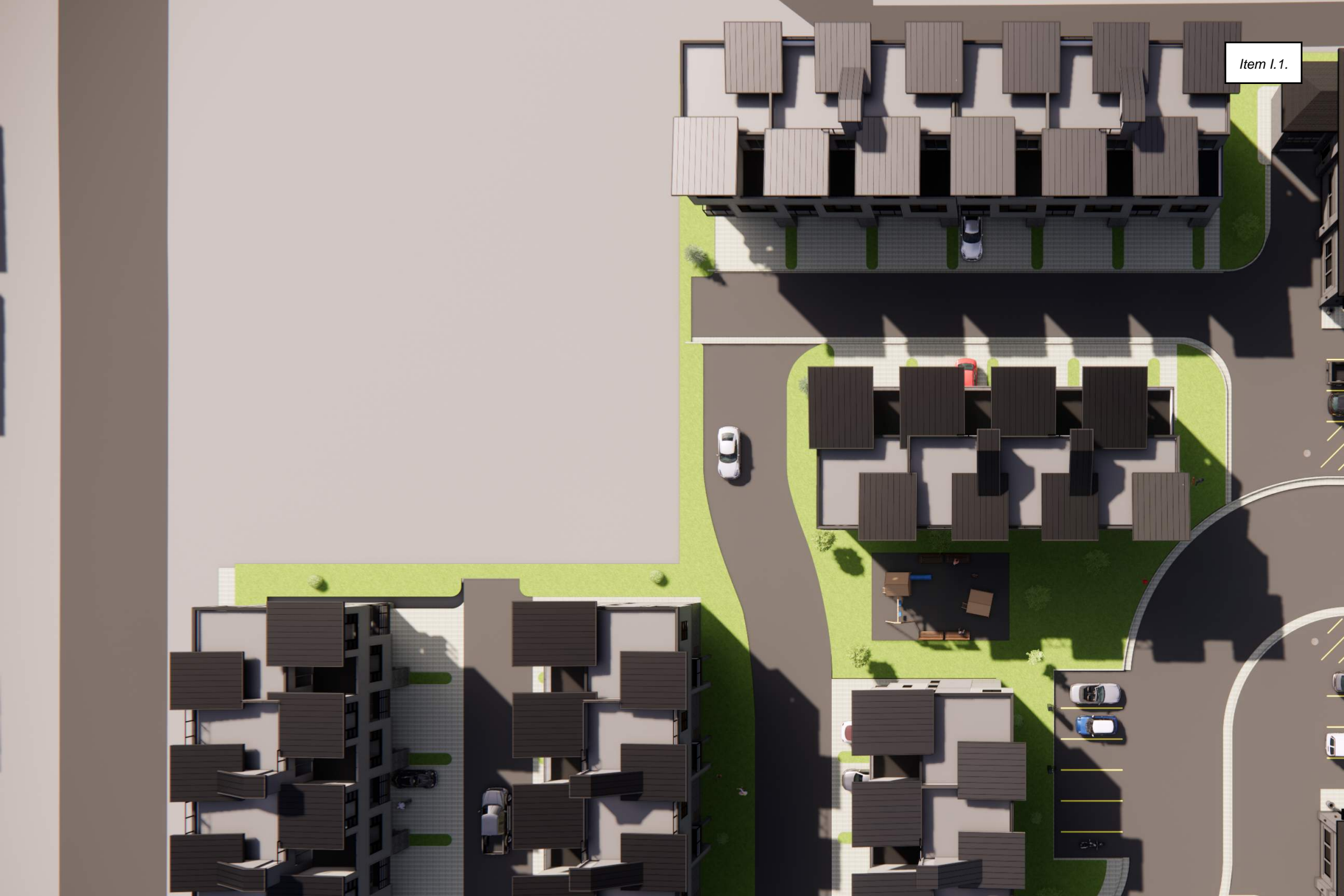
55.1

FINISH DESCRIPTION: _____ FINISH TAG

SOUTH JORDAN, UTAH

[illegible]

A202



Item 1.1.

Item I.1.





Item I.1.





LAYTONDAVIS





LAND USE AMMENDMENTS & REZONE DEVELOPMENT PROJECTS

INFRASTRUCTURE ANALYSIS

Project Name/Number	SJC Townhomes @ Redwood Rd. 11147 S. Redwood Rd.
----------------------------	--------------------------------------------------

Planner Assigned	Damir Drozdek
Engineer Assigned	Jared Francis

The Engineering Department has reviewed this application and has the following comments:

Transportation: *(Provide a brief description of the access, transportation master plan and how this change affects Master Plan, condition/status of existing roadways. Determine whether a Traffic Study should be completed)*

The subject property will be accessed from Redwood Road on the west and Beckstead Lane on the east. The development will be required to install public right of way improvements along it's frontage on both roads, and dedicate public right of way as necessary.

Culinary Water: *(Provide a brief description of the water servicing the area, look into deficiencies, and determine if water modeling needs to be performed at this time, look at Water Master Plan and evaluate the change to the Master Plan)*

There is an existing City owned 8" water main on the east side of Beckstead Lane. On Redwood Road there is a City owned 8" water main at the northwest corner of the project and a 6" water main at the southwest corner. The project will be required to loop a water main through the development. Fire hydrants will be required on site as per City standards. A water model will be required as part of the preliminary subdivision submittals.

Secondary Water: *(Provide a brief description of the secondary water servicing the area, briefly look into feasibility)*

There does not appear to be a City owned secondary water system adjacent to the project. An engineer's cost estimate will be required during the preliminary subdivision review to determine if it's feasible per City code for the new development to provide a functioning secondary water system.

Sanitary Sewer: *(Attach letter from South Valley Sewer stating that this zone/land use change does not affect service and that any future project can be serviced by the District)*

There is a sewer main in Redwood Road and another one in Beckstead Lane. Based on the general slope of the project there will most likely need to be a sewer main extension from Beckstead Lane. Sewer main design and connection requirements will be determined by the South Valley Sewer District.

Storm Drainage: *(How will this area be serviced for storm drainage, kept on site, Master Storm Plan, etc. any other issues with drainage)*

In order to comply with State and City guidelines, the proposed development must retain on site, through use of approved low impact development devices and best management practices, all rainfall events less than or equal to the 80th percentile rainfall event. For storm events greater than the 80th percentile, the additional storm water must either be retained on site or discharged into an approved storm drain system. There is an existing public storm drain system in Beckstead Lane, however the capacity is very limited. The project may be required to retain all storm water runoff on site. There is a UDOT storm drain system in Redwood Road, but given the existing grade of the project it is unlikely the UDOT system would be an option.

Other Items: *(Any other items that might be of concern)*

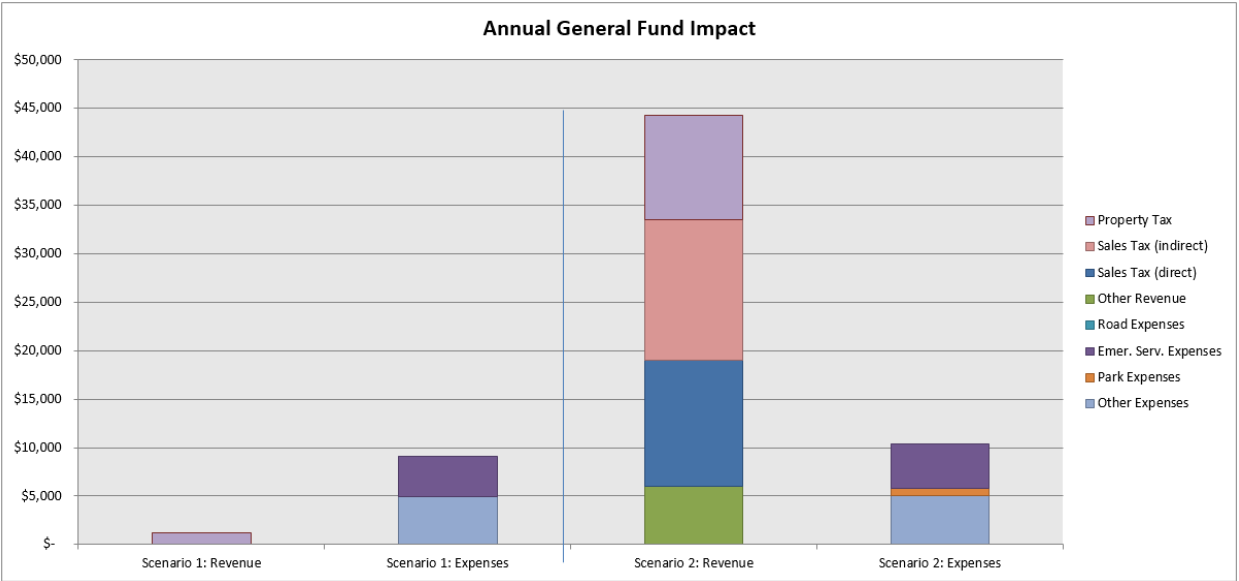
Report Approved:

Jared Francis
Development Engineer

5/2/23
Date

Brad Klavano
Brad Klavano, PE, PLS
Director of Engineering Services/City Engineer

5/2/23
Date



Project Analysis

Project: SoJo Flex 11111 S Redwood Rd Townhomes

May 3, 2023

Scenario Descriptions

Scenario 1: No Change - R-2.5 & A-5

No Change - Residential R-2.5 (1 acre)
& Agriculture A-5 (1.47 acres)

Financial Summary by Scenario

Direct Impact (General Fund)	No Change - R- 2.5 & A-5	R-M(PD)
Revenue	\$ 1,245	\$ 29,781
Property Tax	\$ 1,245	\$ 10,784
Sales Tax (direct)	\$ -	\$ 13,000
Other	\$ -	\$ 5,997
Expenses	\$ 9,047	\$ 10,401
Roads	\$ -	\$ -
Emergency Serv.	\$ 4,058	\$ 4,658
Parks	\$ -	\$ 720
Other	\$ 4,989	\$ 505
Total	\$ (7,802)	\$ 19,380
Per Acre	\$ 503.94	\$ 8,160.64
Per Unit	\$ -	\$ 922.85
Per Person	\$ -	\$ 313.64

Indirect Impact

Potential Retail Sales	\$ -	\$ 1,464,837
Sales Tax (indirect)	\$ -	\$ 14,476

*Other Revenue - Includes Permits, Licenses, Motor Vehicle Tax, Energy Sales & Use Tax, Telecommunications Tax, and Cable Franchise Tax.

** Other Expense - Includes all other General Fund Expenses excluding Roads, Emergency Services, and Parks.